



**DMCA BOARD MEETING**  
**April 12 2021 @ 6:00 PM – 7:30 PM**

<b>Meeting Date</b>	April 12, 2021	<b>Meeting Time</b>	6:00 pm – 7:30 pm
<b>DMCA Board Attendees (minutes and financial report approval date):</b>			
<input type="checkbox"/> Tom Bennett (5/10/2021)	<input type="checkbox"/> Don Schell - not present		
<input checked="" type="checkbox"/> Caroline McAndrews (04/16/2021)	<input type="checkbox"/> Vince Snowbarger (4/16/2021)		
<input checked="" type="checkbox"/> Gordon Mull (4/23/2021)			

Item #	Agenda Item Discussion and Result
1	<p><b>Financial Report</b></p> <ul style="list-style-type: none"> <li>The financial report through the end of March were approved (pg. 2-3); Caroline made a motion to approve, Tom seconded the motion, all approved.</li> <li>To date, 4 lots are outstanding on dues: Lummis (2), Klonoski, Link</li> <li>The 2021 operating budget is ~32k. Funds collected in excess of the operating budget will be moved to the DMCA reserve account as per plan discussed at the 2020 annual meeting.</li> </ul>
2	<p><b>ARC</b></p> <ul style="list-style-type: none"> <li>New or potential requests               <ul style="list-style-type: none"> <li>Two fence requests were received and approved: Lot 14 and Lot 19</li> <li>A request for a ground mounted solar array was submitted. The board advocated compliance with the requirements in the <u>Solar Guidelines</u> (2018). More specifically, the board would like the solar array to be enclosed by a privacy fence, vegetation on the exterior of the fence, and the commitment to maintain the esthetics of the vegetation &amp; fence in perpetuity. Since the array will be visible from neighbors at higher elevation, the board indicated neighbor sign-off would be appropriate as per ARC policies and HOA best practices.</li> </ul> </li> <li>Discussion on ARC guidance changes               <ul style="list-style-type: none"> <li>Changes to the ARC Guidelines were reviewed and approved: Tom made the motion with Gordon seconding and all approving. Changes include submitting electronic ARC requests, adding new water meter specifications, guidance on utility structures, sunshades, ADUs, structure size limits, and use of fabric fencing material.                   <ul style="list-style-type: none"> <li>Currently three homes are using the fabric fencing material and comply with the new ARC guidelines.</li> </ul> </li> </ul> </li> </ul>
3	<p><b>Water Team Update</b></p> <ul style="list-style-type: none"> <li>Tank Level Control: The problem was resolved when it was identified that the wiring outside the pumphouse was incorrectly connected. The wireless transmitter solution previously approved by the board was not needed, although troubleshooting support was needed to capture functional information about the DMCA system since it did not exist. During the troubleshooting, the tank float was replaced with a more reliable model. The board ratified the \$500 expense that was paid to San Juan Pumps for their support. Gordon made a motion to approve, Tom seconded the motion and Vince approved; Caroline recused herself since she was involved with the work.</li> <li>Meter reading: Caroline will take readings this month and the usage will be calculated from December 1, 2020.</li> <li>PVC Lifespan: Gordon reached out to three firms to obtain an analysis of the DMCA piping lifespan. The firms stated a sample of the pipe would be needed to determine the piping lifespan. Gordon's action is continued as research is needed to determine how to get a pipe sample.</li> </ul>
4	<p><b>HOA Registration and Annual Fees</b></p> <ul style="list-style-type: none"> <li>Colorado HOA Annual Registration will be completed this month by Vince.</li> <li>HOA Leader Renewal will be updated this month to include current board members by Caroline.</li> <li>811 Registration for Water System continues to be is being processed by Vince.</li> </ul>



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5	<p><b>Other – Debris Pile in Common Land</b></p> <ul style="list-style-type: none"><li>• A homeowner working with the Ridgway Fire Department proposed burning the trimmed tree remnants (i.e., debris) created by this group of homeowners last year. The board was reluctant to support this burning action pending confirmation of adequate fire control and liability insurance.</li></ul>



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### Dallas Meadows Community Association Monthly Finance Report 4/2/2021

Operating Budget	Annual Budget	Actual YTD	Plan Difference	Comments
<b>Income</b>				
HOA Dues	\$73,965.00	\$31,642.50	(\$42,322.50)	6 lot dues not received by 4/2
Tap Fees	\$0.00	\$0.00	\$0.00	
Fines for Violations	\$0.00	\$0.00	\$0.00	
Collection Charges from Lawsuit	\$0.00	\$0.00	\$0.00	
Water Overage Payment	\$0.00	\$0.00	\$0.00	Amount Outstanding = \$0
Transfer from Savings or Reserves	\$0.00	\$6,000.00	\$6,000.00	Xfer to pay taxes on Lot 21 Settlement
Other	\$0.00	\$63.28	\$63.28	San Miguel Refund
<b>Total Income</b>	<b>\$73,965.00</b>	<b>\$37,705.78</b>	<b>(\$36,259.22)</b>	
<b>Expenses</b>				
<b>Utilities</b>				
Water Testing	\$3,000.00	\$0.00	\$3,000.00	
Water O&M	\$16,575.00	\$2,945.12	\$13,629.88	
Water System Capital/Reserves	\$0.00	\$0.00	\$0.00	
Electricity (Pump & Tank)	\$1,800.00	\$436.62	\$1,363.38	
Water Meter Reading	\$1,600.00	\$0.00	\$1,600.00	
<b>Administration</b>				
U. S. Post Office/Postage	\$300.00	\$0.00	\$300.00	
Office/Copy	\$150.00	\$0.00	\$150.00	
WEB Site	\$300.00	\$0.00	\$300.00	
Annual Meeting/Special Meeting	\$150.00	\$0.00	\$150.00	
Social (e.g., Yearly Picnic)	\$250.00	\$0.00	\$250.00	
Misc. (e.g., HOA Leader, Associations, etc.)	\$300.00	\$0.00	\$300.00	
<b>Legal and Professional</b>				
Tax Prep/Audits/Fees	\$1,000.00	\$6,729.94	(\$5,729.94)	Paid tax to Fed and CO for Lot 21 funds
Attorney/Legal	\$2,000.00	\$183.00	\$1,815.00	
Audit	\$300.00	\$0.00	\$300.00	
<b>Insurance</b>				
Insurance	\$2,100.00	\$1,006.00	\$1,094.00	
Contingency	\$1,000.00	\$0.00	\$1,000.00	
Transfer to Savings/Reserves	\$42,435.00	\$0.00	\$42,435.00	
<b>Total Expense</b>	<b>\$73,860.00</b>	<b>\$11,302.68</b>	<b>\$62,557.32</b>	
<b>Net Income</b>	<b>\$105.00</b>	<b>\$26,403.10</b>		

<u>Capital or Reserve Planned Expenses</u>	Expected	Actual	Difference
			\$0.00
			\$0.00
			\$0.00
			\$0.00
<b>Total Capital</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

<u>Savings Account</u>	Expected	Actual	Difference
Balance forward from previous year: \$2043			
Input	\$0.00	\$0.06	
Expenses		\$0.00	
<b>Savings Balance</b>		<b>\$2,042.88</b>	

<u>Reserve Account</u>	Expected	Actual	Difference
Balance forward from previous year: \$86817			
Input	\$0.00	\$2.08	
Expenses		\$6,000.00	
<b>Reserve Balance</b>		<b>\$80,819.42</b>	Xfer to pay taxes on Lot 21 Settlement



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**SUMMARY TABLE OF CHECKING ACCOUNT**  
Data as of 4/7/2021

Monthly Checking Summary	Column Labels												Grand Total
Row Labels	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Annual Meeting/Special Meeting												\$0.00	\$0.00
DR												\$0.00	\$0.00
Audit			\$0.00										\$0.00
CR			\$0.00										\$0.00
Contingency								\$0.00					\$0.00
DR								\$0.00					\$0.00
Dues	\$0.00		\$31,192.50	\$450.00									\$31,642.50
CR	\$0.00		\$31,192.50	\$450.00									\$31,642.50
Electrical - San Miguel	\$112.21	\$132.09	\$192.32										\$436.62
CR		\$0.00											\$0.00
DR	\$112.21	\$132.09	\$192.32										\$436.62
Electrical Refund - San Miguel	\$63.28			\$0.00									\$63.28
CR	\$63.28			\$0.00									\$63.28
Fine Payment									\$0.00				\$0.00
CR									\$0.00				\$0.00
Insurance		\$1,006.00					\$0.00						\$1,006.00
DR		\$1,006.00					\$0.00						\$1,006.00
Legal - Cannon			\$185.00							\$0.00			\$185.00
DR			\$185.00							\$0.00			\$185.00
Legal - Huffman							\$0.00						\$0.00
DR							\$0.00						\$0.00
Lot 21 Collection Payment					\$0.00		\$0.00						\$0.00
CR					\$0.00		\$0.00						\$0.00
Misc. (e.g., HOA Leader, Associations, etc.)								\$0.00					\$0.00
DR								\$0.00					\$0.00
Office/Copy									\$0.00				\$0.00
DR									\$0.00				\$0.00
Social (e.g., Yearly Picnic)											\$0.00		\$0.00
DR											\$0.00		\$0.00
Tap Fee										\$0.00			\$0.00
CR										\$0.00			\$0.00
Tax Prep/Audits/Fees			\$6,729.94									\$0.00	\$6,729.94
DR			\$6,729.94									\$0.00	\$6,729.94
Transfer of Funds from/to Savings or Reserve	\$0.00	\$6,000.00						\$0.00					\$6,000.00
CR		\$6,000.00						\$0.00					\$6,000.00
DR	\$0.00												\$0.00
U. S. Post Office/Postage												\$0.00	\$0.00
DR												\$0.00	\$0.00
Water Meter Read	\$0.00											\$0.00	\$0.00
DR	\$0.00											\$0.00	\$0.00
Water O&M	\$1,146.75	\$195.00	\$1,603.37									\$0.00	\$2,945.12
DR	\$1,146.75	\$195.00	\$1,603.37									\$0.00	\$2,945.12
Water Overage Payment							\$0.00						\$0.00
CR							\$0.00						\$0.00
Water System Capital/Reserves							\$0.00						\$0.00
DR							\$0.00						\$0.00
Water Test				\$0.00									\$0.00
DR				\$0.00									\$0.00
Web Services							\$0.00						\$0.00
DR							\$0.00						\$0.00

**START OF YEAR BALANCE:**

\$8,571.50

Monthly Cash Flow	Income	Expenses	Chk Balance
January	\$63.28	\$1,258.96	\$7,375.82
February	\$6,000.00	\$1,333.09	\$12,042.73
March	\$31,192.50	\$8,710.63	\$34,524.60
April	\$450.00	\$0.00	\$34,974.60
May	\$0.00	\$0.00	\$34,974.60
June	\$0.00	\$0.00	\$34,974.60
July	\$0.00	\$0.00	\$34,974.60
August	\$0.00	\$0.00	\$34,974.60
September	\$0.00	\$0.00	\$34,974.60
October	\$0.00	\$0.00	\$34,974.60
November	\$0.00	\$0.00	\$34,974.60
December	\$0.00	\$0.00	\$34,974.60



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No. (yr-mn-#)	Action(s)	Due Date	Status
20-05-01	<b>Caroline</b> to draft a BOD resolution regarding STRs. <b>Status Update:</b> There may be limitations on developing a BOD resolution related to STRs and more investigation is needed.	<del>11/20/2020</del> <del>4/20/2021</del> <b>6/01/2021</b>	Action delayed due to water tank level work
21-01-03	<b>Caroline</b> will be contacting the HOA Leaders service to renew our subscription and add Vince.	<b>4/15/2021</b>	
21-01-04	<b>Vince</b> will be submitting the required Colorado 811 registration paperwork. <b>Status Update:</b> Vince took over this action for Caroline on 2/8/21	<del>1/18/2021</del> <del>3/15/2021</del> <b>5/10/2021</b>	
21-03-02	<b>Gordon</b> will reach out to engineering companies to obtain a SOW and cost estimate to obtain a life expectancy analysis of the DMCA distribution piping system. <b>Status Update:</b> Gordon reached out to three firms that stated a sample of the pipe would be needed to determine the piping lifespan. Research will be done to determine how to get a pipe sample.	<del>4/12/2021</del> <b>6/14/2021</b>	