



DMCA BOARD MEETING

Meeting Date	July 12, 2021	Meeting Time	6:00 pm – 7:00 pm
DMCA Board Attendees (minutes and financial report approval date):			
<input checked="" type="checkbox"/> Tom Bennett (7/14/2021)	<input checked="" type="checkbox"/> Vince Snowbarger (7/14/2021)	Guest: Val Szwarc	
<input checked="" type="checkbox"/> Caroline McAndrews (7/13/2021)	<input type="checkbox"/> Gordon Mull - not present		

Item #	Agenda Item Discussion and Result
1	<p>Financial Report</p> <ul style="list-style-type: none"> The financial reports through the end of June were approved (pg. 3-4); Caroline made a motion to approve, Tom seconded the motion, all approved. To date, one lot owner is late on dues: Lummis To date: two lot owners are late on water payments: Lummis & Taylor
2	<p>ARC</p> <ul style="list-style-type: none"> New or potential requests: Lot 41 submitted ARC request for deer fencing. Project was approved after Tom confirmed fence height is limited to six feet.
3	<p>Water Team Update</p> <ul style="list-style-type: none"> Water Operator Cost: Val shared that a development in Salida pays their water operator (WO) \$800/month to perform the required CO Certified Water Operator duties. He shared the development's water operator scope of work document with the board. Val was not sure if the WO works in Ridgway and will get additional information from the development. The DMCA WO duties and responsibilities document was shared with Val. O&M: A pinhole leak was repaired in June on the DMCA line feeding lot 40. The cost of the repair was \$1046. Meter reading: Water readings for June 2021 use were shared with lot owners. PVC Lifespan: At a previous meeting Gordon indicated the need for a pipe sample to determine a better PVC lifespan. The pipe involved in the pinhole leak of lot 40 is not indicative of the main distribution lines. Two lots may be installing water meters and provide an opportunity to obtain a distribution line sample. <ul style="list-style-type: none"> Action: Tom agreed to outreach to lot owners to coordinate pipe collection once cut-out to install the meter. Since there is no schedule for meter installation, updates will be provided at board meetings. Water Overage Charges: Few lot owners use excessive water but it was noted that the cost of overages is relatively low, given the DMCA generous monthly allowance of 12,000 gals/month. Since water overage charges are meant to be a deterrent to excessive water use and our water is dependent on the aquifer levels, the board agreed we should investigate and align our overage cost to neighboring communities. <ul style="list-style-type: none"> Action: Vince agreed to investigate the water rate structure for minimally Ridgway and Tri-County.
4	<p>HOA Routine Activities</p> <ul style="list-style-type: none"> 811 Registration for Water System requires a phone number. Caroline will provide her personal number until an alternative DMCA number can be provided.



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Item #	Agenda Item Discussion and Result
5	<p data-bbox="305 302 370 327">Other</p> <ul data-bbox="305 336 1485 625" style="list-style-type: none"><li data-bbox="305 336 1485 394">• BOD membership: Don Scholl's property was sold and he has resigned the board. Vince asked the BOD to outreach to solicit interested neighbors to join the board.<li data-bbox="305 403 1485 428">• Annual Picnic: Vince asked the BOD to be ready to discuss DMCA annual picnic at the next meeting.<li data-bbox="305 436 1485 462">• DMCA Website Updates: Caroline will contact web designer to get training for web updates.<li data-bbox="305 470 1485 625">• Debris Pile in Common Land: The board agreed (Tom made the motion, Caroline seconded, all approved) that the Ridgway Fire Department (RFD) may proceed given they attest to adequate fire control and will provide liability insurance.<ul data-bbox="402 567 1485 625" style="list-style-type: none"><li data-bbox="402 567 1485 625">○ Action: Vince will review and, if he determines appropriate coverage for DMCA, sign the RFD documents. Completion of the documents will allow RFD to schedule the burn.



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Dallas Meadows Community Association Monthly Finance Report 6/28/2021

Operating Budget	Annual Budget	Actual	Plan Difference	Comments
Income				
HOA Dues	\$73,965.00	\$48,065.00	(\$25,900.00)	Lot 9 is \$50 overdue
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	\$11.98	\$11.98	Outstanding = \$371 - Lot 9 & 24 are late
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
Total Income	\$73,965.00	\$54,140.26	(\$19,824.74)	
Expenses				
Utilities				
Water Testing	\$3,000.00	\$164.60	\$2,835.40	
Water O&M	\$16,575.00	\$8,603.48	\$7,971.52	\$1046 for pipe repair
Water System Capital/Reserves	\$0.00	\$0.00	\$0.00	
Electricity (Pump & Tank)	\$1,800.00	\$839.98	\$960.02	
Water Meter Reading	\$1,600.00	\$0.00	\$1,600.00	
Administration				
U. S. Post Office/Postage	\$300.00	\$0.00	\$300.00	
Office/Copy	\$150.00	\$69.99	\$80.01	
WEB Site	\$500.00	\$139.00	\$361.00	
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.)	\$500.00	\$129.00	\$371.00	HOA Leader, CO Reg
Legal and Professional				
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	\$555.00	\$1,445.00	
Audit	\$500.00	\$0.00	\$500.00	
Insurance				
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	\$25,000.00	\$17,435.00	Xfer to Reserves
Total Expense	\$73,860.00	\$43,236.99	\$30,623.01	
Net Income	\$105.00	\$10,903.27		

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

<u>Savings Account</u>	Expected	Actual	Difference
Balance forward from previous year: \$2043			
Input	\$0.00	\$0.11	
Expenses		\$0.00	
Savings Balance		\$2,042.93	

<u>Reserve Account</u>	Expected	Actual	Difference
Balance forward from previous year: \$86817			
Input	\$0.00	\$25,004.21	
Expenses		\$6,000.00	
Reserve Balance		\$105,821.55	
			Xfer from Checking
			Xfer to pay taxes on Lot 21 Settlement



DMCA BOARD MEETING

SUMMARY TABLE OF CHECKING ACCOUNT
Data as of 6/28/2021

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	\$2,700.00	\$9,632.50	\$4,540.00								\$48,065.00
CR	\$0.00		\$31,192.50	\$2,700.00	\$9,632.50	\$4,540.00								\$48,065.00
Electrical - San Miguel	\$112.21	\$132.09	\$192.32	\$139.61	\$128.54	\$135.21								\$839.98
CR		\$0.00												\$0.00
DR	\$112.21	\$132.09	\$192.32	\$139.61	\$128.54	\$135.21								\$839.98
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	\$370.00							\$0.00			\$555.00
DR			\$185.00	\$370.00							\$0.00			\$555.00
Legal - Huffman							\$0.00							\$0.00
DR							\$0.00							\$0.00
Lot 21 Collection Payment					\$0.00									\$0.00
CR					\$0.00									\$0.00
Misc. (e.g., HOA Leader, Associations, etc.)				\$129.00				\$0.00						\$129.00
DR				\$129.00				\$0.00						\$129.00
Office/Copy				\$69.99					\$0.00					\$69.99
DR				\$69.99					\$0.00					\$69.99
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				\$25,000.00		\$0.00						\$31,000.00
CR		\$6,000.00				\$25,000.00		\$0.00						\$31,000.00
DR	\$0.00													\$25,000.00
U. S. Post Office/Postage												\$0.00		\$0.00
DR												\$0.00		\$0.00
Water Meter Read	\$0.00													\$0.00
DR	\$0.00													\$0.00
Water O&M	\$1,146.75	\$195.00	\$1,603.37	\$1,714.00	\$1,147.15	\$2,797.21						\$0.00		\$8,603.48
DR	\$1,146.75	\$195.00	\$1,603.37	\$1,714.00	\$1,147.15	\$2,797.21						\$0.00		\$8,603.48
Water Overage Payment						\$11.98								\$11.98
CR						\$11.98								\$11.98
Water System Capital/Reserves						\$0.00								\$0.00
DR						\$0.00								\$0.00
Water Test				\$164.60										\$164.60
DR				\$164.60										\$164.60
Web Services				\$139.00				\$0.00						\$139.00
DR				\$139.00				\$0.00						\$139.00

START OF YEAR BALANCE: \$8,571.50

Monthly Cash Flow	Income	Expenses	Ck 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	\$2,700.00	\$2,726.20	\$34,498.40
May	\$9,632.50	\$1,275.69	\$42,855.31
June	\$4,551.98	\$27,932.42	\$19,474.77
July	\$0.00	\$0.00	\$19,474.77
August	\$0.00	\$0.00	\$19,474.77
September	\$0.00	\$0.00	\$19,474.77
October	\$0.00	\$0.00	\$19,474.77
November	\$0.00	\$0.00	\$19,474.77
December	\$0.00	\$0.00	\$19,474.77



DMCA BOARD MEETING

No. (yr-mn-#)	Action(s)	Due Date	Status
20-05-01	Caroline to draft a BOD resolution regarding STRs. Status Update: There may be limitations on developing a BOD resolution related to STRs and more investigation is needed.	11/20/2020 4/20/2021 6/01/2021 9/1/2021	Action delayed due to other work
21-03-02	Gordon 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. Status Update: Gordon to provide update at the next meeting	4/12/2021 6/14/2021 8/9/2021	
21-07-01	Tom to outreach to lot owners to coordinate pipe collection once cut-out to install the meter.	8/9/2021	
21-07-02	Vince to investigate the water rate structure for minimally Ridgway and Tri-County and compare to DMCA's rates.	8/9/2021	
21-07-03	Vince will review for adequacy the Ridgway Fire Department liability coverage for conducting the debris burn in the common area.	8/9/2021	