



DMCA BOARD MEETING

Meeting Date	October 11, 2021	Meeting Time	6:00 pm – 7:30 pm
DMCA Board Attendees (minutes and financial report approval date):			
<input type="checkbox"/> Tom Bennett (10/13/2021)		<input type="checkbox"/> Vince Snowbarger (10/13/2021)	
<input checked="" type="checkbox"/> Caroline McAndrews (10/13/2021)		<input type="checkbox"/> Gordon Mull (10/13/2021)	

Item #	Agenda Item Discussion and Result
1	<p>Financial Report</p> <ul style="list-style-type: none"> • The financial reports through the end of September were approved (pg. 3-4); Caroline made a motion to approve, Tom seconded the motion, all approved. • As of the 10/8/2021, 4 lots were overdue. • As of the 10/8/2021, 3 lots (1 previous owner) had overdue water payments.
2	<p>ARC</p> <ul style="list-style-type: none"> • New or potential requests: <ul style="list-style-type: none"> ○ Lot 31 owners filed ARC Request that was subsequently denied due to the need for additional information; resubmittal is pending. ○ Lot 2 owners filed for additional changes to their ARC request that include a new deck on south side and exterior lighting; the filing was denied due to the need for additional information and a resubmittal is pending. • A lot owner requested information on Short-Term Rentals (STRs). Tom is ready to provide information is and is awaiting the lot owner’s return call.
3	<p>Water Team Update</p> <ul style="list-style-type: none"> • <u>O&M:</u> <ul style="list-style-type: none"> ○ The board approved the repayment for the Lot 40 owner’s repairs to his yard following the pipe-break excavation. Caroline made the motion for the \$400 repayments, Gordon seconded and all approved. ○ In response to the loss of power to the DMCA water pump, San Miguel Power Association (SMPA) ran a new line from the corner of Meadows Circle and CR 24, install a transformer outside the pumphouse and then re-terminate a new line to the pumphouse. Service to the pumphouse is operating normally. • <u>PVC Lifespan:</u> At a previous meeting Gordon indicated the need for a pipe sample to determine a better PVC lifespan. The estimate for excavation, extraction of a distribution line pipe sample and subsequent repair is ~\$4500. Gordon is awaiting the estimate for testing of the sample for a life expectancy but it is expected to be less than \$2000. If the lifespan is greater than 75 years, the reserve funding plan can be revised and annual dues reduced. <ul style="list-style-type: none"> ○ A motion by Gordon requested approval for \$7000 to proceed with the pipe extraction, repair, testing and report generation to determine the DMCA expected PVC lifespan. Tom seconded and all approved. ○ ACTION: Gordon will schedule the PVC Lifespan work to be completed in 2021.



Item #	Agenda Item Discussion and Result
4	<p>Other items</p> <ul style="list-style-type: none">• <u>Short-Term Rental status</u> - The current Ouray County list of STR permits identifies LaCorte and Riggs as only DMCA lot owners with permits in 2021. Tom obtained a copy of the Benasutti permit to demonstrate the inaccuracy in the Ouray County list. Vince will work with the Ouray County to correct the list for the DMCA known STR lot participants.<ul style="list-style-type: none">○ Action: Vince to work with the Ouray County to correct the list for the DMCA known STR lot participants.• <u>End of year meeting</u> –<ul style="list-style-type: none">○ Dec 6th was set as the meeting date.○ Action: Vince will ask Tom Seaman to volunteer to head the nominating committee.• <u>Debris Pile in Common Land</u> - The indemnification coverage provided by the Ridgway Fire Department was determined by Vince to be adequate such that the RFD may conduct the burning of the debris pile in the common area. The status of the signed paperwork and the return of the paperwork to RFD is unknown.<ul style="list-style-type: none">○ Action: Gordon will follow-up with RFD to ensure the indemnification paperwork is complete and RFD has what it needs to schedule the burn.• <u>Keystone Ditch</u>: In 2014, DMCA suspended the annual fee associated with the Keystone Gate and Meadows Ditch (collectively referred to as the “Keystone Ditch”) for three lot beneficiaries (lots 39, 40, and 41) in exchange for their continued maintenance of the Keystone Ditch. Since then, it was noted that the gate needs repair. Gordon will share information with the affected lot owner(s) on contractors that could fix the broken gate and discuss DMCA role in the Keystone Ditch.



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Dallas Meadows Community Association Monthly Finance Report 9/30/2021

Operating Budget	Annual Budget	Actual YTD	Plan Difference	Comments
Income				
HOA Dues	\$73,965.00	\$69,940.00	(\$4,025.00)	9 Lots were overdue; 4 remain as of 10/8
Tap Fees	\$0.00	\$0.00	\$0.00	Cost is \$7000/lot
Fines for Violations	\$0.00	\$0.00	\$0.00	
Collection Charges from Lawsuit	\$0.00	\$0.00	\$0.00	
Water Overage Payment	\$0.00	\$652.61	\$652.61	Outstanding = \$754
Transfer from Savings or Reserves	\$0.00	\$6,000.00	\$6,000.00	Xfer to pay taxes on Lot 21 Settlement
Other	\$0.00	\$143.28	\$143.28	SMPA Refund, Bank Payment Correct
Total Income	\$73,965.00	\$76,735.89	\$2,770.89	
Expenses				
Utilities				
Water Testing	\$3,000.00	\$244.60	\$2,755.40	
Water O&M	\$16,573.00	\$12,726.80	\$3,846.20	\$1046 for pipe repair
Water System Capital/Reserves	\$0.00	\$0.00	\$0.00	
Electricity (Pump & Tank)	\$1,800.00	\$1,367.24	\$432.76	
Water Meter Reading	\$1,600.00	\$0.00	\$1,600.00	
Administration				
U. S. Post Office/Postage	\$300.00	\$56.00	\$244.00	PO Box Renewal
Office/Copy	\$150.00	\$69.99	\$80.01	
WEB Site	\$300.00	\$139.00	\$161.00	
Annual Meeting/Special Meeting	\$150.00	\$0.00	\$150.00	
Social (e.g., Yearly Picnic)	\$250.00	\$0.00	\$250.00	
Misc. (e.g., Associations, etc.) + Bank Error	\$300.00	\$209.00	\$291.00	HOA Leader, CO Reg, Bank Payment error
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	\$888.00	\$1,112.00	Canon Law - \$333 for services in July
Audit	\$300.00	\$0.00	\$300.00	
Insurance				
Insurance	\$2,100.00	\$1,006.00	\$1,094.00	
Contingency	\$1,000.00	\$0.00	\$1,000.00	
Transfer to Savings/Reserves	\$42,433.00	\$40,000.00	\$2,433.00	Xfer to Reserves
Total Expense	\$73,860.00	\$63,436.57	\$10,423.43	
Net Income	\$105.00	\$13,299.32		

<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	\$0.16	Interest
Expenses		\$0.00	
Savings Balance		\$2,042.98	

<u>Reserve Account</u>	Expected	Actual	Difference
Balance forward from previous year: \$86817			
Input	\$0.00	\$40,007.01	Xfer from Checking + Interest
Expenses		\$6,000.00	Xfer to pay taxes on Lot 21 Settlement
Reserve Balance		\$120,824.35	



DMCA BOARD MEETING

SUMMARY TABLE OF CHECKING ACCOUNT

Data as of 9/30/2021

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
Credits: Electrical Refund, Other	\$63.28			\$0.00			\$80.00							\$143.28
CR	\$63.28			\$0.00			\$80.00							\$143.28
Dues	\$0.00		\$31,192.50	\$2,700.00	\$9,632.50	\$4,540.00	\$11,650.00	\$3,125.00	\$7,100.00					\$69,940.00
CR	\$0.00		\$31,192.50	\$2,700.00	\$9,632.50	\$4,540.00	\$11,650.00	\$3,125.00	\$7,100.00					\$69,940.00
Electrical - San Miguel	\$112.21	\$132.09	\$192.32	\$139.61	\$128.54	\$135.21	\$177.55	\$158.23	\$191.48					\$1,367.24
CR		\$0.00												\$0.00
DR	\$112.21	\$132.09	\$192.32	\$139.61	\$128.54	\$135.21	\$177.55	\$158.23	\$191.48					\$1,367.24
Error: Bank processing							\$80.00							\$80.00
DR							\$80.00							\$80.00
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				\$333.00		\$0.00				\$888.00
DR			\$185.00	\$370.00				\$333.00		\$0.00				\$888.00
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		\$15,000.00						\$46,000.00
CR		\$6,000.00						\$0.00						\$6,000.00
DR	\$0.00					\$25,000.00		\$15,000.00						\$40,000.00
U. S. Post Office/Postage								\$56.00					\$0.00	\$56.00
DR								\$56.00					\$0.00	\$56.00
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	\$1,230.33	\$1,659.09	\$1,233.90			\$0.00		\$12,726.80
DR	\$1,146.75	\$195.00	\$1,603.37	\$1,714.00	\$1,147.15	\$2,797.21	\$1,230.33	\$1,659.09	\$1,233.90			\$0.00		\$12,726.80
Water Overage Payment						\$11.98	\$368.23	\$169.40	\$103.00					\$652.61
CR						\$11.98	\$368.23	\$169.40	\$103.00					\$652.61
Water System Capital/Reserves						\$0.00								\$0.00
DR						\$0.00								\$0.00
Water Test				\$164.60			\$80.00							\$244.60
DR				\$164.60			\$80.00							\$244.60
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	CR 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	\$42,855.21
June	\$4,551.98	\$27,932.42	\$19,474.77
July	\$12,098.23	\$1,567.88	\$30,005.12
August	\$3,294.40	\$17,206.32	\$16,093.20
September	\$7,203.00	\$1,425.38	\$21,870.82
October	\$0.00	\$0.00	\$21,870.82
November	\$0.00	\$0.00	\$21,870.82
December	\$0.00	\$0.00	\$21,870.82



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No. (yr-mn-#)	Action(s)	Due Date	Status
21-07-03	Vince will review for adequacy the Ridgway Fire Department liability & indemnification coverage for conducting the debris burn in the common area. Status Update: Gordon will complete the indemnification paperwork and submit to the RFD.	8/9/2021 9/13/2021 10/30/2021	
21-08-01	Gordon will obtain an estimate for excavation, extraction of a distribution line pipe sample and subsequent repair, and testing of the sample for a life expectancy estimate. Status Update: Gordon obtained the estimate for the excavation work and is still awaiting a written estimate for the testing. The BOD approved \$7000 for the complete work and Gordon will schedule the work for completion this year.	9/13/2021 11/15/2021	
21-08-02	Vince will contact the DMCA law firm to determine the steps to abandon the easement that runs across lots 13-20. Status Update: Vince is working to identify the DMCA lawyer since our last lawyer left the firm.	9/13/2021 11/15/2021	
21-08-03	Tom to obtain a copy or permit number of another DMCA lot owner with a 2021 STR permit and address Bill Lindler's questions on ARC rules and STRs. Status Update: Tom obtained a copy of the Benasutti permit and is prepared to follow-up with Lindler on his STR questions.	9/13/2021 11/15/2021	
21-10-01	Vince to work with the Ouray County to correct the list for the DMCA known STR lot participants.	11/15/2021	
21-10-02	Vince will ask Tom Seaman to volunteer to head the nominating committee.	11/15/2021	