



DMCA BOARD MEETING

Meeting Date	November 10, 2021	Meeting Time	6:00 pm – 7:30 pm
DMCA Board Attendees (minutes and financial report approval date):			
<input checked="" type="checkbox"/> Tom Bennett (11/22/2021)		<input checked="" type="checkbox"/> Vince Snowbarger (11/20/2021)	
<input checked="" type="checkbox"/> Caroline McAndrews (11/20/2021)		<input checked="" type="checkbox"/> Gordon Mull (11/22/2021)	
Guest(s): Lynne La Corte			

Item #	Agenda Item Discussion and Result
1	<p>Lynne La Corte Discussion Request</p> <ul style="list-style-type: none"> • Lynne opined that she would like to see term limits for board members. Vince pointed out that term limits would require a change to the by-laws. • Lynne opined that the by-laws were not the those that were approved by the community. Vince shared that he was present at the meeting when the amended by-laws and CCDs were approved and, in the subsequent year when he took office, was not aware of any change from those that were filed with the county. Caroline recommended that since this current board is at the end of its term, Lynne raise her concern to the next board.
2	<p>Financial Report</p> <ul style="list-style-type: none"> • The financial reports through the end of October were presented (pg. 3-4); Caroline made a motion to approve, Gordon seconded the motion, all approved. • Final Lot 21 settlement check \$22,218.50 was deposited on November 10, 2021. • As of the 11/10/2021, Annual Dues for 1 lot was overdue: Link. • As of the 11/10/2021, 3 lots had overdue water payments: Lummis, Link, Born. • 2022 operating budget was presented. Caroline made a motion to approve, Tom seconded the motion, all approved.
3	<p>ARC</p> <ul style="list-style-type: none"> • New or potential requests: <ul style="list-style-type: none"> ○ Lot 31 owners filed an ARC request that required additional information; review is pending resubmittal. ○ 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. ○ Lot 2 owners also filed an ARC request for ground-mounted solar that was approved. ○ Lot 28 owners are expected to submit an ARC request for a replacement roof. • Previously a lot owner requested information on Short-Term Rentals (STRs). Despite Tom’s outreach to the lot owner, return contact did not occur and Tom’s action item is considered closed. • The ARC members are now just two and additional members are being sought to fill vacant positions.
4	<p>Water Team Update</p> <ul style="list-style-type: none"> • <u>O&M</u>: No issues since our last meeting. • <u>PVC Lifespan</u>: The lot 31 owners are planning to install a water tap. The board would like to excavate the area and extract the pipe sample during the time of installation of the tap. If the tap is installed quickly and the re-fill can be done on the same day as the extraction, then the board will pay for the excavation work; else the refill cost will be the owners responsibility. Since this work is likely not to begin in 2021, the follow-up activities will be the responsibility of the new board. <ul style="list-style-type: none"> ○ Action: Gordon will turn-over information and estimates to the new DMCA board following the election.



Item #	Agenda Item Discussion and Result
5	<p>Update items</p> <ul style="list-style-type: none">• Keystone Feeder Ditch: Gordon still needs to share information with the affected lot owner(s) on contractors that could fix the broken gate and discuss DMCA role in the Keystone Ditch.• Ridgway Fire Department and Debris Fire Burn: Tom agreed to follow-up with the RFD on the date of the expected burn.• Legal issues:<ul style="list-style-type: none">○ Lot 21: A final judgement and award was received closing the last remaining appeal on the Lot 21 lawsuit. This issue is closed.○ Old Well Easement: The old well easement is no longer needed by DMCA since the well is plugged permanently. The DMCA Board agrees to support the lot owners who are filling the necessary legal papers to abandon the easement and Caroline will be the board representative. If this issue is not resolved before the end of the year, the new board will need to take remaining supporting actions.
6	<p>End of year meeting</p> <ul style="list-style-type: none">• The meeting package distribution target date is Nov 19th to support the Dec 6th meeting.• Caroline volunteered to head the election process since she is not running for re-election.



DMCA BOARD MEETING

Dallas Meadows Community Association

Monthly Finance Report October

Operating Budget	Annual	last data entry:	10/21/2021	
	Budget	Actual YTD	Plan	Comments
			Difference	
Income				
HOA Dues	\$73,965.00	\$73,315.00	(\$650.00)	1 Lot Overdue - Link
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	\$1,324.05	\$1,324.05	Outstanding = \$53 - Lummis, Born, Link
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	\$80,982.33	\$7,017.33	
Expenses				
Utilities				
Water Testing	\$3,000.00	\$605.65	\$2,394.35	
Water O&M	\$16,575.00	\$14,511.90	\$2,063.10	\$1446 for pipe repair
Water System Capital/Reserves	\$0.00	\$0.00	\$0.00	
Electricity (Pump & Tank)	\$1,800.00	\$1,462.11	\$337.89	
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	\$1,239.50	\$760.50	All Canon Law
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	\$42,435.00	\$40,000.00	\$2,435.00	Xfer to Reserves
Total Expense	\$73,860.00	\$66,029.09	\$7,830.91	
Net Income	\$105.00	\$14,953.24		

Capital or Reserve Planned Expenses	Expected	Actual	Difference
			\$0.00
			\$0.00
			\$0.00
			\$0.00
Total Capital	\$0.00	\$0.00	\$0.00

Savings Account	Expected	Actual	Difference
Balance forward from previous year: \$2043			
input	\$0.00	\$0.17	Interest
Expenses		\$0.00	
Savings Balance		\$2,042.99	

Reserve Account	Expected	Actual	Difference
Balance forward from previous year: \$86817			
input	\$0.00	\$40,008.04	Xfer from Checking + Interest
Expenses		\$6,000.00	Xfer to pay taxes on Lot 21 Settlement
Reserve Balance		\$120,825.38	



DMCA BOARD MEETING

SUMMARY TABLE OF CHECKING ACCOUNT
Data as of 10/31/2021

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	\$9,832.50	\$4,540.00	\$11,850.00	\$3,125.00	\$7,100.00	\$3,575.00				\$73,515.00
CR	\$0.00		\$31,192.50	\$2,700.00	\$9,832.50	\$4,540.00	\$11,850.00	\$3,125.00	\$7,100.00	\$3,575.00				\$73,515.00
Electrical - San Miguel	\$112.21	\$132.09	\$192.32	\$139.61	\$128.54	\$135.21	\$177.55	\$158.23	\$191.48	\$94.87				\$1,462.11
CR		\$0.00												\$0.00
DR	\$112.21	\$132.09	\$192.32	\$139.61	\$128.54	\$135.21	\$177.55	\$158.23	\$191.48	\$94.87				\$1,462.11
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		\$351.50				\$1,239.50
DR			\$185.00	\$370.00				\$333.00		\$351.50				\$1,239.50
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				\$25,000.00		\$15,000.00						\$46,000.00
U. S. Post Office/Postage	\$0.00							\$15,000.00						\$15,000.00
DR								\$15,000.00						\$15,000.00
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	\$1,785.10			\$0.00	\$14,511.90
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	\$1,785.10			\$0.00	\$14,511.90
Water Overage Payment						\$11.98	\$368.23	\$169.40	\$103.00	\$671.44				\$1,324.05
CR						\$11.98	\$368.23	\$169.40	\$103.00	\$671.44				\$1,324.05
Water System Capital/Reserves						\$0.00								\$0.00
DR						\$0.00								\$0.00
Water Test				\$164.60			\$80.00			\$361.05				\$605.65
DR				\$164.60			\$80.00			\$361.05				\$605.65
Web Services				\$139.00			\$0.00							\$139.00
DR				\$139.00			\$0.00							\$139.00

START OF YEAR BALANCE:	\$6,571.50		
Monthly Cash Flow	Income	Expenses	CR Balance
January	\$63.28	\$1,258.96	\$7,875.82
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	\$9,832.50	\$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	\$4,246.44	\$2,592.52	\$23,524.74
November	\$0.00	\$0.00	\$23,524.74
December	\$0.00	\$0.00	\$23,524.74



DMCA BOARD MEETING

No. (yr-mn-#)	Action(s)	Due Date	Status
21-08-01	<p>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.</p> <p>Status Update: Gordon will turn over all information to the incoming board.</p>	<p>9/13/2021 11/15/2021 12/31/2021</p>	