



DMCA BOARD MEETING MINUTES

Purpose of Meeting: To provide a forum for the DMCA Board to meet and confirm they are fulfilling their duties and functions outlined in the Amended and Restated Bylaws of the Dallas Meadows Community Association.

Meeting Date	March 14, 2022	Meeting Time	6:05 pm – 7:34 pm
DMCA Board Attendees (previous month's minutes approval date):			
<input checked="" type="checkbox"/> Tom Bennett (2/16/2022)		<input type="checkbox"/> Josh Freed (2/16/2022)	
<input checked="" type="checkbox"/> Martin Bouliane (2/16/2022)		<input checked="" type="checkbox"/> Marvin Lummis (2/16/2022)	
<input checked="" type="checkbox"/> Mark Dollard (2/16/2022)		<input checked="" type="checkbox"/> Gary Ratcliff (2/16/2022)	

***Guests – Val Szwarc, Kevin Wilson (arrived after Public Comment), Andrea Sokolowski (arrived after Public Comment)**

#	Agenda Item Discussion and Result
1	<p>Public Comment</p> <ul style="list-style-type: none"> • Val spoke briefly, letting the Board know that several residents of Uncompahgre Court have concerns that improving the trail will have the potential of inviting non-residents to use the easement, increase traffic on the cul-de-sac, and potentially lead to problems. Prior to next meeting he plans to share possible rules and regs. • Kevin Wilson submitted a letter to the Secretary just prior to the meeting, and because the Zoom invite was not shared with the whole community, he was late to join the call/meeting. Secretary read Kevin's letter aloud, sharing Kevin's concerns with classifying the easement as open to pedestrians. See Attachment 1.
2	<p>Water Team Update</p> <ul style="list-style-type: none"> • Meters were read and usage report shared with members on March 1. No leaks evident. Nothing past due. • Gary communicated with Amber Trees from Phoenix National Laboratories, recommended by Gordon. Prior to meeting, Gary shared their proposal/quote to perform the test. Approximately \$3,700. Board expressed desire to communicate with Amber and get opportunity to ask questions. Gary inviting Amber to April meeting. Lot 31 owner still interested in DMCA sharing in some of his excavation costs so we can grab a section of pipe for testing. <ul style="list-style-type: none"> ○ Action: Gary will invite Amber to April 11th meeting. <ul style="list-style-type: none"> ▪ Due Date: April 11, 2022 ○ Action: Gary will take the lead with Josh assisting on developing a documented Standard Operating Procedure for leak detection and valve shut-off/testing. <ul style="list-style-type: none"> ▪ Due Date: May 9, 2022
3	<p>Financial Report</p> <ul style="list-style-type: none"> • Martin (Treasurer) shared the financial report through February 28th with the Board prior to the meeting. Martin gave a high-level review of the report, noting that the biggest expense is the water testing/monitoring, about \$1,200/month. Financial Report included with these minutes. No past due accounts. Martin confirmed that the Reserve deposits are done at one time at the end of the year. • Gary asked if we might be able to move the Reserve funds into a different account that would remain adequately liquid but perhaps earn a small but worthwhile amount of interest. Martin was not aware of any accounts paying enough interest to make the effort worth it. Gary will see where Sherbino keeps their Reserve funds on deposit.



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4	<p>Other Business</p> <ul style="list-style-type: none">• Home-based Businesses / CC&D Updates – Marvin referenced Section 20 of the Ouray County Land Use Code as a guide for updating Section 8.25 in our CC&Ds, related to defining home-based businesses and allowed behavior. Tom agreed and shared that the previous Board had interpreted his wife Holly’s acupuncture business as within the rules. No advertising for new clients to come to a house and 7 trips maximum in one day are rules that match the LUC. Discussion ensued about other updates that could be included in the CC&D update effort. A vote on any CC&D updates would occur later in the year at the annual meeting so time to get a good list of wanted updates.• Policy to Formalize Process by which Lot Owners Communicate with Board – Gary provided update on the call he and Mark had with Roscoe, our web/IT vendor. Roscoe updated the Home page to detail how members can efficiently communicate with the Board. Mark has updates still to make on the Documents page and will get those taken care of. Marvin felt that the map of the water system would be good to have on-line. With no objections, Mark agreed to find the file in our OneDrive folder and add it to the site.• Uncompahgre Court Pedestrian Easement / Open Space Access – Prior to the meeting, Gary had circulated a draft document to get the ball rolling on possible rules and regulations related to the use of the Open Space. Citing the LUC from the time of the neighborhood’s creation, there was broad consensus among the Board that access to the Open Space is not something the Board can decide, rather, we are required to ensure such access is not blocked or prevented. Henry Hooper shared with Gary that the neighborhood picnics were held on the common land back in the day. Letter will be sent to membership as part of first “newsletter” describing the relevant section of the LUC and referencing the official neighborhood plats that identify that easement as a road. Kevin’s note Val’s comments were cited as being full of legitimate concerns that would need to be addressed in any rules that are created. Mark will contact the county road people to fully understand our signs and other rules governing the county road.• Burn Piles on Common Land – Tom has reached out 4 times but still no reply from chief. Martin has friends who are firemen and agreed to reach out and nudge them.• New CPA / Tax Return – Martin coordinating this work to occur prior to April 15th.• Management Firm Proposals – Mark received two proposals – Assurance HOA Management and Source HOA. Prior to the April meeting, Mark will send the Board a summary of each proposal – price, terms, deliverables.• ARC – Tom asked for feedback on a proposed garage on Lot 18. Short discussion ensued.



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5	<p>Review of Action Items</p> <ul style="list-style-type: none">● **<ul style="list-style-type: none">○ Action: Josh/Marvin will investigate updating the CC&Ds as it relates to home-based businesses and any other items the membership deems important. Full Board will review CC&Ds and bring items they believe need updating to the Board meeting. Ongoing.<ul style="list-style-type: none">▪ Due Date: August 8, 2022○ Action: Mark – Summarize two proposals from management firms<ul style="list-style-type: none">▪ Due Date: April 11, 2022○ Action: Martin - Locate new CPA for taxes and audit<ul style="list-style-type: none">▪ Due Date: April 11, 2022○ Action: Gary will invite Amber Trees to April meeting.<ul style="list-style-type: none">▪ Due Date: April 11, 2022○ Action: Gary will take the lead with Josh assisting on developing a documented Standard Operating Procedure for leak detection and valve shut-off/testing.<ul style="list-style-type: none">▪ Due Date: May 9, 2022○ Action: Mark – Update web site Documents page – arrange, add water map, LUC open space notes<ul style="list-style-type: none">▪ Due Date: April 11, 2022○ Action: Gary – Draft updated letter and draft rules and regs for Open Space use.<ul style="list-style-type: none">▪ Due Date: April 11, 2022
6	<p>Adjournment</p> <ul style="list-style-type: none">● With consensus among all members, Gary adjourned the meeting at 7:34 PM.
7	<p>Next Meeting</p> <ul style="list-style-type: none">● Next meeting – April 11, 2022 at 6:00 PM via Zoom

Dallas Meadows Community Association
Monthly Finance Report February

last data entry: 2022-02-24

Operating Budget	Annual Budget	Actual YTD	Plan Difference	Comments
Income				
HOA Dues Improved lots	\$27,540.00			\$765 per lot (35 lots)
HOA Dues Unimproved lots	\$3,990.00	\$15,650.00	\$58,315.00	\$665 per lot (6 lots)
Reserve Dues	\$42,435.00			\$1035 per lot (41 lots)
Tap Fees	\$0.00	\$0.00	\$0.00	
Fines for Violations	\$0.00	\$0.00	\$0.00	
Water Overage Payment	\$0.00	\$0.00	\$0.00	
Transfer from Savings or Reserves	\$0.00	\$0.00	\$0.00	
Other	\$0.00	\$113.19	\$113.19	
Total Income	\$73,965.00	\$15,763.19	(\$58,201.81)	
Expenses				
Utilities				
Water Testing	\$3,000.00	\$0.00	\$3,000.00	
Water O&M	\$17,200.00	\$2,423.89	\$14,776.11	
Water System Capital/Reserves	\$0.00	\$0.00	\$0.00	
Electricity (Pump & Tank)	\$1,800.00	\$162.49	\$1,637.51	
Water Meter Reading	\$0.00	\$0.00	(\$0.00)	
Administration				
U. S. Post Office/Postage	\$100.00	\$0.00	\$100.00	
Office/Copy	\$150.00	\$0.00	\$150.00	
WEB Site	\$250.00	\$0.00	\$250.00	
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	\$500.00	\$0.00	\$500.00	
Legal and Professional				
Tax Prep/Audits/Fees	\$1,000.00	\$0.00	\$1,000.00	
Attorney/Legal	\$2,000.00	\$188.00	\$1,812.00	
Audit	\$1,000.00	\$0.00	\$1,000.00	
Insurance				
Insurance	\$2,300.00	\$0.00	\$2,300.00	
Contingency				
	\$1,000.00	\$0.00	\$1,000.00	
Transfer to Savings/Reserves	\$42,435.00	\$0.00	\$42,435.00	
Total Expense	\$73,135.00	\$2,774.38	\$70,360.62	
Net Income	\$830.00	\$12,988.81		
Checking Account End of Month Balance		\$20,029.59		

<u>Capital or Reserve Planned Expenses</u>	Expected	Actual	Difference
			\$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	\$0.00	
Expenses		\$0.00	
Savings Account End of Month Balance		\$2,043.05	

<u>Reserve Account</u>	Expected	Actual	Difference
Balance forward from previous year: \$154484			
Input	\$0.00	\$0.00	
Expenses		\$0.00	
Reserve Account End of Month Balance		\$154,483.74	

March 12, 2022

To the DMCA Board and Dallas Meadows neighbors,

Progress is not always progress.

The Colorado Land Use Codes, Visual Impact and Dark Sky Ordinances were put into place to help keep the country in Colorado. Most of us moved into the country to be 'in' the country, including peace and quiet, wildlife, milky-way stars, and yes, gravel roads.

I am concerned about the many unintended consequences and push to create a public easement at the end of Uncompahgre Court. I am against such proposal. After 42 years, or 2 generations, of no public access to the Dallas Meadow's common area, a precedent has been established. Why the dig, now, to uncover a twisted penumbra of interpretation of a utility easement into a public one? I can think of three motives for pushing such access; Public, Community, and unfortunately selfishness. Opening access, I believe, will open the proverbial can-o-worms.

1. To begin with, we have walking/biking access to the Ridgway Reservoir State Park, with over 3,201 acres, and 14 miles of hiking trails, making our location desirable. Reference; cpw.state.co.us. Also, the River walk trail.

2. Liability and costs to our HOA is a definite concern. Here are but a few:

1. Injuries to owners, strangers, children.
2. Enforcement of leash laws.
3. Uncontrolled fires and burns, cutting of trees.
4. Trash and latrines.
5. Uncontrolled camping and access by river rafters.
6. Vandalism of our drinking water tank.

3. Dallas Meadows is residential. Among other issues we have experienced with Short Term Rental visitors, they will invite their friends and access this common ground through our neighborhood. This common ground may very well be 'advertised' with fishing and picnic access, drawing more strangers and parties.

4. Invitation of more strangers and parties means increased wear and tear of roads, dust, and noise. Again, through our neighborhood.

5. I have observed our own CC&R's not being followed; Loose or unleashed pets chasing deer, general lack of concern for private property, racing down the roads kicking up billows of dust. If we cannot discipline ourselves with the basic tenets, access to the common ground will bring another myriad of un-enforced problems.

6. Over and over, there is a repeat pattern in development of trails, campgrounds, and common areas. No reason to believe it would not happen here. Some of these have already been discussed and would look something like this;

1. First, signs designating easement trail and parking area.
2. Then improvement of trail- say with gravel.
3. Privacy fence to separate adjacent property owners on either side of easement.
4. Gate and lock. Who is going to enforce that?

5. Creation of more trails over entire common area, bringing in more foot traffic, trail bikes, motorized dirt bikes, and snowmobiles, including the River Sage subdivision.
6. Then, more privacy fences, signs, and maintenance, to separate River Sage property owners from common area.
7. Picnic tables, trash bins, and port-a-potty or latrines. Who is going to clean that up?
8. Campfires, uncontrolled burns and cutting of trees for firewood.
9. Groups of strangers accessing the river for fishing, picnics, camping, campfires. Who is going to enforce that?
10. Inviting strangers to drive through neighborhood seeking access. Risk and threat assessment to neighborhood.
11. Animals on/off leashes. We are having enough leash problems in Ridgway as it is. Who is going to enforce?
12. Last, but perhaps most important- people/pets in - wildlife out. Anybody notice there are not as many elk around as there use to be?

7. As an advocate for our wildlife, let us maintain this common area as Dallas Meadow's gem-in-the-rough. We enjoy watching wildlife move through our properties and up to the hill. Let's quietly keep this the Dallas Meadows Wildlife Area. A refuge/preserve for wildlife with no human and pet interference, FAR more valuable than any development. Because, once you lose it, you lose it forever. It's not worth losing.

Let us keep the 'Country' in Colorado and the 'Meadow' in Dallas Meadows.

Respectfully,



Kevin Wilson