



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	April 18, 2022	Meeting Time	6:09 pm – 7:32 pm
DMCA Board Attendees (previous month's minutes approval date):			
<input type="checkbox"/> Tom Bennett (3/18/2022)	<input type="checkbox"/> Josh Freed ()		
<input checked="" type="checkbox"/> Martin Bouliane (3/19/2022)	<input checked="" type="checkbox"/> Marvin Lummis (3/19/2022)		
<input checked="" type="checkbox"/> Mark Dollard (3/19/2022)	<input checked="" type="checkbox"/> Gary Ratcliff (3/18/2022)		

***Guests – Val Szwarc, Kevin Wilson**

#	Agenda Item Discussion and Result
1	<p>Public Comment</p> <ul style="list-style-type: none"> Kevin shared that he views the use of the 20' road / utility easement at the end of Uncompahgre Ct as trespassing and anything the Board does to promote it is equivalent to the taking of private property. He asked if any other neighbors had been approached about allowing access to the common areas. He recommended the Board send a survey on the topic to all the property owners. He stressed his desire to see the wild nature of the common area be preserved. Val also commented on the Uncompahgre Ct access to the common area. His primary concern is the unintended consequences that could result if we promote the use of the trail. Val, with input from John Young and Wally Hall, stated that he will send the Board suggested regulations on the use of the trail and the common area. Val discussed the recent designation of Ridgway as Dark Sky Community. He shared that the Ouray County commissioners plan to make a proclamation encouraging same behavior by homeowners throughout the county. Val encouraged Dallas Meadows to adhere to same guidelines/behaviors.
2	<p>Water Team Update</p> <ul style="list-style-type: none"> Meters were read and March usage report sent to Secretary on April 17th. No leaks evident. Nothing past due. Secretary added the meter report to the agenda on the web site and will include with the final minutes. Gary again communicated with Amber Trees from Phoenix National Laboratories. They estimate it will cost \$8,000 to perform tests on four pipe samples. Gordon recommended the sample size of four. Gary has learned a lot about the water system communicating with Gordon and Henry Hooper. He shared that the system contains some 6" pipe, 3" pipe, and 2" pipe. Board discussed best locations to test. Gordon previously recommended getting a section on the slope below the cistern, and another from the portion across the river. Lot 31 build is spot to get another. Fourth sample should be obtained from areas where leaks have occurred previously. Discussion turned to expense to excavate. Mark shared that he recently paid \$2,200 to get a leak in the water line on his property excavated and repaired. Gary obtaining two quotes from providers who have been called to fix leaks at Dallas Meadows in the past. <ul style="list-style-type: none"> Action: Josh/Gary will develop a documented Standard Operating Procedure for leak detection and valve shut-off/testing. <ul style="list-style-type: none"> Due Date: June 13, 2022 Action: Gary will obtain two quotes for excavating and grabbing the pipe samples. <ul style="list-style-type: none"> Due Date: June 13, 2022 Action: Mark will add the water line and meter map to the web site. <ul style="list-style-type: none"> Due Date: May 17, 2022



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3	<p>Financial Report</p> <ul style="list-style-type: none">• Martin (Treasurer) shared the financial report through March 31st with the Board prior to the meeting. Martin gave a high-level review of the report, noting that nothing was out of the ordinary in terms of payables. Four property owners were overdue on their 1Q Dues. Financial Report included with these minutes.• After discussing at March’s Board meeting, Martin did a little research on safe, interest-bearing accounts that would be appropriate for our reserve funds.• For capital planning purposes, Gary thought it would be a good idea to ask our water guy (Chris Bolane) his opinion on the condition of the pump house. Gary will extend that request.• Martin made many calls before finding a new CPA to replace our CPA who retired. Our new accounting firm: Campbell & Watson - Teresa Campbell, CPA, PC (candwcpas.com)<ul style="list-style-type: none">○ Action: Martin will discuss reserve account options with Alpine Bank.<ul style="list-style-type: none">▪ Due Date: May 17, 2022○ Action: Gary will ask water guy for his opinion on condition of pump house.<ul style="list-style-type: none">▪ Due Date: May 17, 2022
4	<p>Other Business</p> <ul style="list-style-type: none">• Home-based Businesses / CC&D Updates – Again, discussion occurred that Section 20 of the County Land Use Code could be borrowed from heavily in drafting new language for home-based businesses. Martin shared a spreadsheet he has started that covers possible sections of the CC&D that could be revised. Board encouraged to review docs and provide input to the spreadsheet. This spreadsheet can serve as the basis for what we ultimately take to the membership for a vote. For example, the prohibition of political signs is in violation of state law, so sign regulations should be added to the list. Val will look for some notes from past Board discussions on the topic. Mark will share examples of variance process language found in other CC&D.• Uncompahgre Court Easement Rules & Regulations – Neighbors shared input during Public Comment time. Gary sending draft of suggested regulations to Board within next week.• Burn Piles on Common Land – Tom was not at meeting, and no one else had any new information, so this topic was tabled until May.• Management Firm Proposals – Mark received two proposals – Assurance HOA Management and Source HOA Management (formerly Mountain Management). Mark shared the highlights of each proposal, which were mostly similar except for differences in number of meetings they would attend/manage and the monthly cost. Mark has sent requests for revisions to each firm and is waiting on their replies. Mark requested a third proposal from Telluride Consulting, a professional firm quickly growing their portfolio of neighborhoods with lots of similarities to Dallas Meadows. Mark will present new and re-worked proposals at the May meeting.• Web Site Updates – Mark provided update on recent changes made to the web site. The governing docs on the Organizational Documents tab were reorganized into Current Controlling and Original. The relevant section of the County Land Use Code that dealt with common areas and access to such was added to the Current Controlling documents section. When posting the agenda to the web site at least 10 days prior to the Board meetings, Mark will now include the Zoom call-in invitation so all property owners will have it.<ul style="list-style-type: none">○ Action: Gary will send Board draft rules and regs for common area access and use.<ul style="list-style-type: none">▪ Due Date: May 17, 2022○ Action: Mark will re-work existing management proposals and obtain a third.<ul style="list-style-type: none">▪ Due Date: May 17, 2022○ Action: Everyone will research and send suggestions for the CC&D update spreadsheet. Ongoing.<ul style="list-style-type: none">▪ Due Date: May 17, 2022



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#	Agenda Item Discussion and Result
5	Open Action Items <ul style="list-style-type: none">○ Action: Marvin will investigate updating the CC&Ds as it relates to home-based businesses and any other items the membership deems important. Everyone 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: Josh with Gary assisting will develop a documented Standard Operating Procedure for leak detection and valve shut-off/testing.<ul style="list-style-type: none">▪ Due Date: June 13, 2022○ Action: Gary will send Board draft rules and regs for common area access and use.<ul style="list-style-type: none">▪ Due Date: May 17, 2022○ Action: Gary will obtain two quotes for excavating and grabbing the pipe samples.<ul style="list-style-type: none">▪ Due Date: June 13, 2022○ Action: Martin will discuss reserve account options with Alpine Bank.<ul style="list-style-type: none">▪ Due Date: May 17, 2022○ Action: Gary will ask water guy for his opinion on condition of pump house.<ul style="list-style-type: none">▪ Due Date: May 17, 2022○ Action: Mark will re-work existing management proposals and obtain a third.<ul style="list-style-type: none">▪ Due Date: May 17, 2022○ Action: Mark will add the water line and meter map to the web site.<ul style="list-style-type: none">▪ Due Date: May 17, 2022
6	Adjournment <ul style="list-style-type: none">● With consensus among all members, Gary adjourned the meeting at 7:32 PM.
7	Next Meeting <ul style="list-style-type: none">● Next meeting – May 17, 2022 at 6:00 PM via Zoom

Dallas Meadows Community Association

Monthly Finance Report

March

last data entry: 2022-03-31

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	\$26,375.00	\$47,590.00	\$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	\$9.35	\$9.35	
Transfer from Savings or Reserves	\$0.00	\$0.00	\$0.00	
Other	\$0.00	\$113.19	\$113.19	
Total Income	\$73,965.00	\$26,497.54	(\$47,467.46)	
Expenses				
Utilities				
Water Testing	\$3,000.00	\$0.00	\$3,000.00	
Water O&M	\$17,200.00	\$3,680.89	\$13,519.11	
Water System Capital/Reserves	\$0.00	\$0.00	\$0.00	
Electricity (Pump & Tank)	\$1,800.00	\$338.06	\$1,461.94	
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		
Insurance				
Insurance	\$2,300.00	\$938.00	\$1,362.00	
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	\$5,144.95	\$67,990.05	
Net Income	\$830.00	\$21,352.59		
Checking Account End of Month Balance		\$28,334.05		

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

Reserve Account	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	

DMCA Monthly Water Usage

Period (Days): 30
Limit for Period (Gals): 11836
Reading Date: 3/1/2022 3/31/2022

LOT	MIUID	Start Reading	End Reading	Usage	1st 10k Over \$5/1000 gal	Next 8k Over \$10/1000 gal	18k Over \$40/1000 gal	Monthly Fee	Past Due Fee	Total Due
1	1567580266	350800	352950	2150	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
2	TC	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
3	1567617396	2267600	2273900	6300	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
4	1567616506	546000	548750	2750	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
5	1568199212	996800	1000350	3550	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
6	1568199226	939250	942900	3650	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
7	NONE	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
8	1568199230	1466550	1470000	3450	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
9	1567617806	1467450	1471800	4350	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
10	1567559472	93134.1	95263.1	2129	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
11	1567549124	1065500	1068200	2700	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
12	1567556264	474400	476150	1750	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
13	1567559476	471750	476250	4500	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
14	1567561322	1372450	1376000	3550	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
15	1567556044	790700	794000	3300	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
16	1567561150	412650	413700	1050	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
17	NONE	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
18	1567582476	1507400	1508300	900	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
19	1567559870	1042100	1044350	2250	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
20	1567581876	744350	746050	1700	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
21	NONE	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
22	1567559462	961100	963950	2850	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
23	1567583076	1443400	1449350	5950	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
24	1567581968	1914300	1915700	1400	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
25	1567561160	312000	314100	2100	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
26	1567566810	850200	853700	3500	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
27	1564937394	1322900	1327950	5050	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
28	1567572930	1474900	1478950	4050	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
29	1564892062	1062900	1062900	0	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
30	NONE	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
31	NONE	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
32	1564926300	104000	105600	1600	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
33	1564926228	2196400	2196400	0	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
34	1567583012	2082850	2087700	4850	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
35	1564940058	1535500	1539250	3750	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
36	NONE	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
37	1567566422	752400	757800	5400	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
38	1567566876	152082.2	155406	3324	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
39	1567617220	842700	845550	2850	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
40	1567653552	1299300	1308000	8700	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
41	1567617222	326000								
42	1568194332	323400	329000	5600	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00

Could not get reading for this month since transmitter sits too low; next month reading will be averaged over total time period