



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	October 10, 2022	Meeting Time	6:03 pm – 7:38 pm
DMCA Board Attendees:			
<input type="checkbox"/> Tom Bennett		<input checked="" type="checkbox"/> Josh Freed	
<input checked="" type="checkbox"/> Martin Bouliane		<input type="checkbox"/> Marvin Lummis	
<input checked="" type="checkbox"/> Mark Dollard		<input checked="" type="checkbox"/> Gary Ratcliff	

***Guests – Val Swarc, Russell Cosby, John Romano**

#	Agenda Item Discussion and Result
1	<p>Public Comment</p> <ul style="list-style-type: none"> Russell just wanted to thank the Board for their time and efforts. Val shared a recent incident on Uncompahgre Court where a classroom group of kids and their teacher were walking toward the end of the cul-de-sac and the easement to the neighborhood Open Space. Neighbor Wally Hall confronted them, asking them where they were going. They replied that they heard you could get to Dennis Weaver Park via the trail. Wally informed them that they would be trespassing on private property, and they were not invited to do so. He instructed them that they could not use the easement/trail so they turned around. Val urged the Board to consider new No Trespassing signs. Val encouraged the Board to formally implement Wally Hall’s method of checking for leaks by comparing the monthly total usage of water with the total use recorded at all of the meters. Val also encouraged the Board to pursue a plan to install lightening protection for the pump house and water tank. Wally Hall first raised the topic. A lightning strike would likely result in multiple days without water, at least. Wally has offered to assist with this plan/implementation in the spring before thunderstorm season resumes.
2	<p>Approve Previous Board Meeting Minutes</p> <ul style="list-style-type: none"> Prior to the meeting, the Secretary shared the draft minutes from the September Board Meeting. With no suggested changes, Martin made a motion to approve the September Board Meeting Minutes as presented. Josh seconded. After no further discussion, the minutes were approved by a unanimous vote.



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.

#	Agenda Item Discussion and Result
3	<p>Water Team Update</p> <ul style="list-style-type: none">• Martin, Caroline, and Wally were all lauded for the huge amount of time they have given to studying and implementing improvements to the management/oversight of our water system and its components. Everyone is very, very appreciative of their time and efforts.• New process is to compare the total water usage – a number we can determine – with the total recorded at each of the neighborhood’s water meters. After starting this practice, it was very clear the pump had been running continuously and we likely wasted many hundreds of thousands gallons of water. It was determined that an electrical wire at the water tank was defective, resulting in the pump just running continuously, so a great amount of water was lost through the drain/overflow pipe. A new wireless radio frequency system was installed by Wally and Martin, improving the communication links between the pump house and the tank. Somewhat of a band-aid today but the wastefulness has been caught and stopped. Utilizing Wally’s and Martin’s expertise, plan is to investigate software products that will allow the neighborhood to monitor water usage in real time. Approximately \$1,200 was spent on these new communication systems.• Martin provided update on two water leaks. The first was beyond the meter of a homeowner who had a leak in his irrigation line. That leak was found and repaired at the homeowner’s expense. The second leak was in the main distribution line that crosses Lot 21 behind the Bennett home. This leak was caught because the water team performed a mid-month check on usage and realized something was amiss. Martin was in the ditch with the mud and water and rocks while Caroline procured food and coordinated needed equipment. A huge effort on behalf of the entire community. Approximately \$2,750 was paid to the excavator. Another \$100 for a pump rental. Caroline asked to submit receipts for the food purchases and any other out of pocket expenses incurred.• Pipe Testing – we now have two samples and just need one more now. When we have 3rd pipe sample Gary will send them to the AZ lab for testing. The two we have are 2” pipes. Goal is to get 3rd sample from the 3” line between Lots 16 and 17.<ul style="list-style-type: none">○ Action: Martin and water team will get a new keypad to replace the broken one at the pump house door.<ul style="list-style-type: none">▪ Due Date: November 14, 2022○ Action: Gary will provide update on excavation and the grabbing of final pipe sample.<ul style="list-style-type: none">▪ Due Date: November 14, 2022
4	<p>Financial Report</p> <ul style="list-style-type: none">• Martin (Treasurer) shared the financial report through September 30th with the Secretary prior to the meeting, which was then forwarded to the full Board. No surprises and no expense overruns. Martin reviewed all account balances and reported that all is on pace as planned. The tax return was completed and paid for (\$350). Lot 32 had late fees and past due dues but those were all paid current. Reports will be part of final Minutes package.



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.

#	Agenda Item Discussion and Result
5	<p>Other Business</p> <ul style="list-style-type: none">● Gordon Mull Appreciation Party – Gary pulling together a farewell party to the Mulls, a chance to wish them well and to thank Gordon for all of his time and input on managing the water system. Sunday 10/23 at 4:00 PM.● Board Resolution - Common Area Use Regulations – See ATTACHMENT 1. Josh made a motion to issue a Board Resolution adopting these rules of use of the Dallas Meadows common area lands as presented. Gary seconded the motion. After discussion it was agreed to include a map to describe area. With this change, the motion passed unanimously.● Water Committee – During the November Board meeting, a topic of discussion will be the formation of a formal Water Committee. Because the oversight and management of our water system is of the utmost importance, there was broad consensus among Board members that we amend the bylaws to elevate the Water Committee up to a position similar to that of ARC. Will pick up again in November.● Annual Meeting – Martin starting process to create a first draft of a 2023 budget.● Home Occupations – Working off a draft of a potential update to the CC&Ds clause related to businesses in Lot Owners’ homes that is being considered, the Board provided Gary with feedback on thoughts on items to update/change. Martin stressed the importance of defining how the new regulations would be enforced. Without a means to police it, enforcement of rules will be initiated via a complaint process. If no neighbors raise it as an issue, then it does not get addressed. There was concern that certain marijuana businesses would exploit this change and seek to get a foothold so it was agreed that would be addressed specifically, tying it to the already existing Board Resolution related to marijuana-based businesses. SPECIAL MEETING being planned to gather neighborhood input on this topic. ATTACHMENT 2 shows draft language being considered.<ul style="list-style-type: none">○ Action: Everyone will research and send suggestions for the CC&D update spreadsheet. Ongoing.<ul style="list-style-type: none">▪ Due Date: Ongoing
6	<p>Open Action Items</p> <ul style="list-style-type: none">○ Action: Everyone will research and send suggestions for the CC&D update spreadsheet. Ongoing.<ul style="list-style-type: none">▪ Due Date: Ongoing○ Action: Action: Martin and water team will get a new keypad to replace the broken one at the pump house door.<ul style="list-style-type: none">▪ Due Date: November 14, 2022○ Action: Gary will provide update on Tyler’s excavation and the grabbing of pipe samples.<ul style="list-style-type: none">▪ Due Date: November 14, 2022○ Action: Mark will forward management proposal from Assurance to full Board.<ul style="list-style-type: none">▪ Due Date: November 14, 2022○ Action: Mark will advertise Special Meeting on web site and Gary will alert owners via email.<ul style="list-style-type: none">▪ Due Date: October 16, 2022○
7	<p>Adjournment</p> <ul style="list-style-type: none">● With consensus among all members, Gary adjourned the meeting at 7:38 PM.



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.

#	Agenda Item Discussion and Result
8	Next Meeting <ul style="list-style-type: none">• Special Meeting All Lot Owners – Home Occupations – October 26, 2022 at 7:00 PM via Zoom – All Lot Owners encouraged to attend, or to send the Board their input and feedback prior to meeting.• Next Board meeting – November 14, 2022 at 6:00 PM via Zoom• Current Items for the November Board Meeting Agenda – Declaration Update Matrix, Pipe Testing Update, NewsLetter to Lot Owners, Start Plan for Annual Meeting and Votes, Conflicts of Interest, Water Committee Formation

Dallas Meadows Community Association
Monthly Finance Report **January**

last data entry: 1900-01-00

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	\$59,422.64	\$14,542.36	\$665 per lot (6 lots)
Reserve Dues	\$42,435.00			\$1035 per lot (41 lots)
Tap Fees	\$0.00	\$7,000.00	\$7,000.00	
Fines for Violations	\$0.00	\$0.00	\$0.00	
Water Overage Payment	\$0.00	\$1,307.70	\$1,307.70	
Transfer from Savings or Reserves	\$0.00	\$0.00	\$0.00	
Other	\$0.00	\$113.19	\$113.19	
Total Income	\$73,965.00	\$67,843.53	(\$6,121.47)	
Expenses				
Utilities				
Water Testing	\$3,000.00	\$875.81	\$2,124.19	
Water O&M	\$17,200.00	\$11,416.10	\$5,783.90	
Water System Capital/Reserves	\$0.00	\$0.00	\$0.00	
Electricity (Pump & Tank)	\$1,800.00	\$1,791.22	\$8.78	
Water Meter Reading	\$0.00	\$0.00	(\$0.00)	
Administration				
U. S. Post Office/Postage	\$100.00	\$66.00	\$34.00	
Office/Copy	\$150.00	\$21.60	\$128.40	
WEB Site	\$250.00	\$378.00	(\$128.00)	
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	\$350.00	\$650.00	
Attorney/Legal	\$2,000.00	\$1,178.00	\$822.00	
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	\$17,014.73	\$56,120.27	
Net Income	\$830.00	\$50,828.80		
Checking Account End of Month Balance		\$66,080.35		

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		\$2,043.24	

Reserve Account	Expected	Actual	Difference
Balance forward from previous year: \$154489			
Input	\$0.00	\$0.00	
Expenses		\$0.00	
Reserve Account End of Month Balance		\$154,497.07	

**Annual Dues Accounting
2022**

Lot #	Name	Lot Status	Total Due	Balance	Payment 1	Deposit Date 1	Check #	Payment 2	Deposit Date 2	Check #	Payment 3	Deposit Date 3	Check #	Payment 4	Deposit Date 4	Check #							
1	Sokolowski	Improved	\$1,800.00	\$450.00	\$450.00	3/29/2022	1247	\$450.00	6/2/2022	1254	\$450.00	8/9/2022	1268										
2	Freed	Improved-TC	\$765.00	\$0.00	\$765.00	7/17/2022	156																
3	Bennett	Improved	\$1,800.00	\$0.00	\$1,800.00	4/11/2022	2148																
4	Hooper	Improved	\$1,800.00	\$0.00	\$900.00	2/22/2022	3035	\$900.00	7/17/2022	3103													
5	Kigar	Improved	\$1,800.00	\$450.00	\$450.00	3/31/2022	2507	\$450.00	6/7/2022	2513	\$450.00	8/9/2022	2523										
6	Wilson	Improved	\$1,800.00	\$0.00	\$450.00	3/24/2021	1320	\$450.00	6/2/2022	1339	\$450.00	9/3/2022	1360	\$450.00	30-Sep	1365							
7	Lummis	Unimproved	\$1,700.00	\$850.00	\$850.00	5/16/2022	1758																
8	LaCorte	Improved	\$1,800.00	-\$50.00	\$450.00	3/31/2022	27620622044	\$450.00	7/5/2022	26130592978	\$500.00	8/9/2022	2808	\$450.00	30-Sep	1021							
9	Lummis	Improved	\$1,800.00	\$900.00	\$900.00	5/15/2022	1757																
10	Lindler	Improved	\$1,800.00	\$0.00	\$450.00	3/31/2022	8108123	\$450.00	8-Jun	818	\$450.00	7/25/2022	19568666	\$450.00	30-Sep	26235731							
11	Klonoski	Improved	\$1,800.00	\$900.00	\$900.00	6/2/2022	111																
12	Ratcliff	Improved	\$1,800.00	\$0.00	\$450.00	3/19/2022	2616	\$450.00	5/15/2022	2621	\$450.00	8/9/2022	2628	\$450.00	9/25/2022	2634							
13	Snowbarger	Improved	\$1,800.00	\$0.00	\$1,800.00	3/31/2022	1168																
14	Bouliane/Rivard	Improved	\$1,800.00	\$0.00	\$450.00	3/14/2022	139	\$450.00	5/19/2022	148	\$450.00	8/7/2022	108	\$450.00	1-Oct	111							
15	Cagney	Improved	\$1,800.00	\$0.00	\$450.00	3/29/2022	516	\$450.00	5/31/2022	517	\$450.00	8/7/2022	518	\$450.00	8/7/2022	519							
16	Romano	Improved	\$1,800.00	\$0.00	\$1,800.00	2/23/2022	1527																
17	Romano	Unimproved	\$1,700.00	\$0.00	\$1,700.00	2/23/2022	1526																
18	Hall	Improved	\$1,800.00	\$0.00	\$1,800.00	2/22/2022	1112																
19	Dollard	Improved	\$1,800.00	\$0.00	\$1,800.00	2/24/2022	1000166																
20	Feierabend	Improved	\$1,800.00	\$0.00	\$450.00	3/19/2022	5644	\$450.00	5/16/2022	5666	\$450.00	7/5/2022	5682	\$450.00	9/18/2022	5702							
21	Bouliane/Rivard	Unimproved	\$1,700.00	\$0.00	\$425.00	3/14/2022	139	\$425.00	5/19/2022	148	\$425.00	8/7/2022	108	\$425.00	1-Oct	111							
22	Smith	Improved	\$1,800.00	\$0.00	\$450.00	3/26/2022	10313	\$450.00	5/16/2022	10332	\$450.00	7/28/2022	10350	\$450.00	30-Sep	10365							
23	Benasutti	Improved	\$1,800.00	\$0.00	\$450.00	3/20/2022	1000491	\$450.00	5/4/2022	1000498	\$450.00	7/25/2022	1000508	\$450.00	9/18/2022	515							
24	Giek	Improved	\$1,800.00	\$0.00	\$1,800.00	2/24/2022	6079																
25	Szwarc/McAlevy	Improved	\$1,800.00	\$450.00	\$450.00	3/31/2022	1883	\$450.00	6/2/2022	1895	\$450.00	8/9/2022	1898										
26	Young	Improved	\$1,800.00	\$450.00	\$450.00	3/31/2022	4970	\$450.00	8-Jun	4987	\$450.00	8/9/2022	4998										
27	VerStraete	Improved	\$1,800.00	\$0.00	\$900.00	3/20/2022	1159				\$900.00	7/28/2022	1172										
28	Mull	Improved	\$1,800.00	\$25.00	\$450.00	4/4/2022	6857	\$450.00	6/20/2022	6873	\$450.00	8/17/2022	6896	\$425.00	9/25/2022	6908							
29	Rytlewski	Improved	\$1,800.00	\$450.00	\$450.00	2/22/2022	1155	\$450.00	8-Jun	1045	\$450.00	8/9/2022	1064										
30	Young	Unimproved	\$1,700.00	\$425.00	\$425.00	3/31/2022	4970	\$425.00	8-Jun	4987	\$425.00	8/9/2022	4998										
31	Edwards	Unimproved	\$1,700.00	\$0.00	\$425.00	3/19/2022	1046	\$425.00	6/2/2022	1011	\$425.00	8/9/2022	1019	\$425.00	30-Sep	1066							
32	Link	Improved	\$1,800.00	-\$53.35	\$1,853.35	9/25/2022	1001																
33	Cosby	Improved	\$1,800.00	\$0.00	\$1,800.00	2/22/2022																	
34	Born/Pennings	Improved	\$1,800.00	\$0.00	\$1,800.00	3/26/2022	154																
35	Seaman	Improved	\$1,800.00	\$0.00	\$450.00	3/19/2022	3592	\$450.00	6/2/2022	3632	\$450.00	7/21/2022	3675	\$450.00	30-Sep	3712							
36	Veenstra	Unimproved	\$1,700.00	\$0.00	\$1,700.00	4/8/2022	996711																
37	Fallenius	Improved	\$1,800.00	\$0.00	\$1,800.00	2/21/2022	9643																
38	McAndrews	Improved	\$1,800.00	\$0.00	\$1,800.00	2/21/2022	3500581																
39	Ritter	Improved	\$1,800.00	\$0.00	\$450.00	4/2/2022	779	\$450.00	6/20/2022	785	\$450.00	8/25/2022	1831	\$450.00	30-Sep	1839							
40	Chevalier	Improved	\$1,800.00	\$0.00	\$450.00	3/19/2022	8560	\$450.00	5/15/2022	8583	\$900.00	7/17/2022	8607										
41	Harper	Improved	\$1,800.00	\$450.00	\$450.00	3/31/2022	102	\$450.00	8-Jun	4011	\$450.00	8/9/2022	7154										
42	Weibel/FOley	Improved	\$1,800.00	\$0.00	\$1,800.00	3/27/2022	211																
					\$40,093.35						\$10,725.00						\$11,225.00						\$6,225.00

Total Improved:	35	
Total Unimproved:	6	
Total Impr-TC:	1	
Op Dues - Improved:	\$ 27,540.00	
Op Dues - Unimproved:	\$ 3,990.00	\$ 31,530.00
Reserve Funds:	\$ 42,435.00	
	\$ 73,965.00	

Total Due:	\$73,965.00
Total Paid:	\$68,268.35
Amount Outstanding:	\$5,696.65

DMCA Monthly Water Usage

Period (Days): 30
 Limit for Period (Gals): 11836
 Reading Date: 9/1/2022 10/1/2022

LOT	MIUID	Start Reading	End Reading	Usage	1st 10k Over \$5/1000 gal	Next 8k Over \$10/1000 gal	18k Over \$40/1000 gal	Due Current Month
1	1567580266	387550	390500	2950	\$0.00	\$0.00	\$0.00	\$0.00
2	TC	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00
3	1567617396	2369950	2391000	21050	\$46.07	\$0.00	\$0.00	\$46.07
4	1567616506	559450	562600	3150	\$0.00	\$0.00	\$0.00	\$0.00
5	1568199212	1024000	1028700	4700	\$0.00	\$0.00	\$0.00	\$0.00
6	1568199226	968700	972350	3650	\$0.00	\$0.00	\$0.00	\$0.00
7	NONE	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00
8	1568199230	1496550	1499250	2700	\$0.00	\$0.00	\$0.00	\$0.00
9	1567617806	1503900	1511500	7600	\$0.00	\$0.00	\$0.00	\$0.00
10	1567559472	156577	162116	5538	\$0.00	\$0.00	\$0.00	\$0.00
11	1567549124	1087000	1090300	3300	\$0.00	\$0.00	\$0.00	\$0.00
12	1567556264	489250	491350	2100	\$0.00	\$0.00	\$0.00	\$0.00
13	1567559476	531950	537000	5050	\$0.00	\$0.00	\$0.00	\$0.00
14	1567561322	1407850	1413100	5250	\$0.00	\$0.00	\$0.00	\$0.00
15	1567556044	810450	810800	350	\$0.00	\$0.00	\$0.00	\$0.00
16	1567561150	440000	441800	1800	\$0.00	\$0.00	\$0.00	\$0.00
17	NONE	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00
18	1567582476	1526850	1530150	3300	\$0.00	\$0.00	\$0.00	\$0.00
19	1567559870	1058500	1061100	2600	\$0.00	\$0.00	\$0.00	\$0.00
20	1567581876	754900	756600	1700	\$0.00	\$0.00	\$0.00	\$0.00
21	NONE	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00
22	1567559462	978700	981200	2500	\$0.00	\$0.00	\$0.00	\$0.00
23	1567583076	1484250	1488250	4000	\$0.00	\$0.00	\$0.00	\$0.00
24	1567581968	1978600	1983950	5350	\$0.00	\$0.00	\$0.00	\$0.00
25	1567561160	326800	330150	3350	\$0.00	\$0.00	\$0.00	\$0.00
26	1567566810	876150	880350	4200	\$0.00	\$0.00	\$0.00	\$0.00
27	1564937394	1353300	1417100	63800	\$50.00	\$80.00	\$1,358.56	\$1,488.56
28	1567572930	1501800	1503600	1800	\$0.00	\$0.00	\$0.00	\$0.00
29	1564892062	1089100	1102450	13350	\$7.57	\$0.00	\$0.00	\$7.57
30	NONE	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00
31	NONE	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00
32	1564926300	152650	164650	12000	\$0.82	\$0.00	\$0.00	\$0.82
33	1564926228	2291300	2301000	9700	\$0.00	\$0.00	\$0.00	\$0.00
34	1567583012	2157100	2167200	10100	\$0.00	\$0.00	\$0.00	\$0.00
35	1564940058	1588100	1598700	10600	\$0.00	\$0.00	\$0.00	\$0.00
36	NONE	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00
37	1567566422	788200	792900	4700	\$0.00	\$0.00	\$0.00	\$0.00
38	1567566876	170074	174009	3935	\$0.00	\$0.00	\$0.00	\$0.00
39	1567617220	866100	874600	8500	\$0.00	\$0.00	\$0.00	\$0.00
40	1567653552	1359450	1367400	7950	\$0.00	\$0.00	\$0.00	\$0.00
41	1567617222				Reading unavailable - Will get next month			
42	1568194332	387700	396400	8700	\$0.00	\$0.00	\$0.00	\$0.00

ATTACHMENT 1

DALLAS MEADOWS COMMUNITY ASSOCIATION Post Office Box 853 Ridgway Co 81432 RESOLUTION:
The Dallas Meadows Community Association (DMCA) hereby adopts the following policy and procedure regarding...

DMCA Common Area - Attorney Says Residents Have the Right to Access Open Space

Based on a review of the Ouray County Land Use Code and meetings with the Ouray County Attorney and Director of Land Planning, DMCA's attorney concluded that residents have the legal right to access the 19-acre open space on the south end of the subdivision. In his correspondence (accessible on the DMCA website), the attorney also confirmed that the 300' long, 20' wide road and utility easement at the end of Uncompahgre Court, is a legally permissible corridor for residents to access the open space (see map below).

Non-residents, including short-term renters, do not have the right to access the common area unless they are visiting a resident and accompanied by the resident (adult, not a minor). No trespassing signs are posted and more will be added.

The current board has no plans to develop the open space. If you are considering accessing the open space or permitting your children to do so, it is important to understand there are no established trails maintained by DMCA. The terrain can be difficult to move about. It is filled with cactus, sage brush, and rocks, and is steep in many places. Residents accessing the open space do so at their own risk. DMCA is not liable for injuries or accidents in the open space.

The board passed a resolution with rules regarding the use of the open space by residents. When accessing the open space please comply with the following:

- limit use to foot traffic only
- limit access between sunrise and sunset
- leave no trace including trash
- Keep pets under control using a leash or voice command
- respect the private property owners along the open space.
- Do not park vehicles along Uncompahgre Court
- No fires of any kind including camp fires and charcoal/gas grilling
- Motorized vehicles including ATVs and motorcycles are strictly forbidden
- Do not build trails, structures, or remove anything from the terrain (i.e., trees, rocks, etc.)
- No hunting, no use of firearms, no target shooting or archery.
- Management of the open space will continue to be the responsibility of the board and any suggestions regarding use of the open space should be directed to the board.

ATTACHMENT 2

In recognition of the national rise of remote working from home, largely linked to the pandemic, the DMCA board is proposing a revision of the language about home occupations in section 8.25 of the Common Interest Community Declaration of DMCA. A vote of the lot owners is required for the proposed language to be adopted.

A U.S. Census study found that over one third of households reported working from home more frequently than before the pandemic. About 27 million Americans are working remotely. They include many retirees who still want to work and have become freelancers and consultants.

With a set of restrictions that limits the size and characteristics of home occupations, the board believes DMCA residents could operate variety of professional services in a manner that would not impair the residential character of the premises nor impair the character of other residential property in the neighborhood. These services range from accounting and financial advising to hair styling and massage therapy.

Below is the draft language. It largely mirrors the Ouray County code but has a few more restrictions. The board is seeking lot owner input on the proposed language. Lot owners can email their input to dmcaboard@outlook.com. In addition, the board has scheduled a special Zoom meeting for lot owner input on the topic and the proposed language. The special meeting will take place on

Draft Language

8.2.5 Home Occupations

Dallas Meadows permits the operation of non-intensive, home occupations, defined as non-residential activities conducted within a lot owned and operated exclusively by one or more persons residing on the property. Any home occupation shall be clearly incidental and subordinate to the use of the property for residential purposes by its occupants and shall not change the residential character thereof. The property upon which the home occupation is located must appear to be a residence, with or without accessory structure, to the average person traveling past the property.

To ensure the home occupation and operation thereof shall not impair the residential character of the premises nor impair the character of other residential property in the neighborhood, the following are regulations are in place.

1. The total area of the dwelling unit or accessory structure used for any and all home occupation shall not exceed 1,000 square feet.
2. There shall be no sign advertising the home occupation.
3. Outside storage of stocks, supplies, equipment, machinery or finished and/or unfinished products may occur as long as the area does not exceed 1000 square feet and is screened by a fence, hedge or wall.
4. There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable beyond any boundary line of the lot due to the conduct of the home occupation.

5. Services to patrons must be arranged in advance by appointment or provided off-site. The home occupation shall not generate more than five (5) vehicle trips per day. Parking must be provided on the homeowner's lot.
6. The home occupation may not be a business where products are sold to a customer on-site unless it is associated with a delivery of a service scheduled by appointment.
7. No more than one non-resident employee is permitted other than residents of the property.