



Board of Directors Meeting Agenda

Wednesday April 15, 2026

Via Zoom

Attendees: Paul Duggan, John and Terry Beebe, Judy Railsback, Tom and Marie Ondrako, Linda and Les Kole, Kathy Rall, Alan, David and Della Grice, Tammy Ferguson, Jamie McElman - not present, Michael Blankenship - not present until Committee Reports

1. Call to order- 6:32pm

2. Quorum Confirmation - Confirmed by Tom

3. Approval of Agenda - vote (3 to 0)

- Motion - Judy
- Second - Les

4. Welcome & Opening Remarks

- Please remember to raise your hands before speaking

5. Approval of Prior minutes (2 sessions) - vote (3 to 0)

- Motion - Les
- Second - Judy

6. Treasurers Report & Financial approval - vote (3 to 0)

- Everything is current and as shown in financial sheet
- Deposit to Planet Excavation (20% of their estimate)
- Snow removal is finished and leaves a healthy amount for road maintenance
- Reserve fund is \$55, 328.59, in good shape
- Motion - Judy

- Second - Les

7. Committee reports

a. Architectural Review - John Beebe

- Jerry Libit received an email from website email address. It was from someone who was a potential buyer asking about adding to a garage for Gober's property . The question was about metal construction and the change in law on that. There is an offer in and should close 5/7 and the conversation will continue. The family is moving from Denver and excited to be here and looking forward to being part of DVE HOA.
- Following up on some observed infractions related to maintaining fences and misc, but nothing big at this point.
- 2 committee members were doing follow up and are working on that in regards to Tom's inquiry into if emails were being responded to.

b. Welcome Committee -Ellen Maxon

- Nothing to report
- Coordinating with the Kahn's
- Wanted to know when Marie will be available for welcome visits? (second week of May)
- New owner on Lot 30 information should be sent or resent to Ellen

c. Road Maintenance- Michael Blankenship

- Michael having email issues just FYI
- Desert Mountain and Planet Excavation coordinating with Michael to have a schedule by end of week.

d. Snow Plowing - Judy Railsback

- Nothing to report

e. Firewise - Les Kole

- Happy to report that the entire fencing around subdivision has been walked and all/any repairs have been made and completed.
- The last time the fire department was out and tested our water tanks, there were some issues with the threading on the pipe used to pump the water out of the tank. - Les fixed with flex seal.
- Tanks are 10,000 gallons each

8. Workdays/Calendar Review - Tom Ondrako

- No work days planned for the remainder of April
- John B- There will need to be scheduled days once we have a schedule for the road maintenance.
- Could we use Tom's rake/hitch to get some of these pine needles/cones and then use Bruce's blower, it could make it easier but would need to be done before road work.

9. Old Business

a. Proposed Weed Spraying Policy vote (4 to 0)

- Tom has received the feedback from the distributed policy. It appears the adjustments that were made to it to better define some of the items will be finalized and become the new policy. Would like board vote
- Motion - Judy
- Second - Michael

b. CC&R's/ Bylaws update

- Kathy Rall will be chairperson
- This committee is trying to update these documents
- There was a notice in the Durango Herald about a meeting for HOA boards by a company called Reliance in the community to attend, so Judy went and wanted to share what she learned about.
 - Talked about building transparency
 - How important the CC&Rs and bylaws are very important and need to be kept up to date
 - Reliance sells a product that you buy but they also help with particular tasks like CCRs and such. Charge ~ \$85/hr. However, you still need to use a lawyer to finalize your documents.
 - Altitude Law works with a lot of HOAs and they offer free classes e.g. - drafting class.
 - Whether these services are utilized will be up to the committee and chair.
 - John -How do we stay up to date on changes that are being made by legislation that would impact HOA CCRs and is there an organization that helps provide that information, etc.
 - Judy - It could be that the committee gets together and then as a unit work with this consulting firm at a lower cost, and then finally pay the lawyer for the least amount of time at such a high rate.
 - Michael - there is a change to language and translation into whatever language requirements there are.

- Les - CO special districts associations that may provide to places like the fire department etc, which is in response to Johns comment and example
- Terry - don't overlook CCIOA information access and help. They also have seminars, etc.
- Judy is going to follow up on all of these ideas and questions to figure out where we can get updated information and be able to move forward.

c. Fire Mitigation- Chris Tipton

- Tom got around 19 people interested in Chris coming to talk to residents. Originally Chris was going to do it individually but maybe a group meeting would be a better start. Then we can go from there on individual visits.
- Prescribed burn went very well

10. New Business

- Annual Meetings
 - Maybe the Bayfield Library would be a better alternative than the Lions Club to help accommodate the summer weather, internet, and space
 - Michael - yes for all the reasons
 - Judy - likes the idea
 - Tom - will send out a letter to residents to get feedback.
 - Judy - Must sign up and communicate with Lions Club very soon

11. Member Comments - Open Forum

- Terry - If we move away from Lions Club, we owe them a courtesy of a conversation ahead of time because they have been so good to us and don't charge us.
- Terry - notifications for the prescribed burn were very mixed, so that is why we need to update the emergency contacts and alerts to a new app. Everyone has to sign up to the La Plata Emergency app
- Tom - will send out an email about this to re sign up
- Terry - request that someone else keep on top of this while she and husband John are on vacation
- This is an urgent ish issue so that people stay informed.
- John - Bruce and John did weed spraying on Sunday. Learned that the vegetation spraying in the past was not killing the grass. Instead, John and Bruce went to Tractor Supply and spent \$64 on a new weed killer and sprayed 30 gallons along the roads and bypassed the ones who were on the no spray list. Hoping that it was enough.
- The spray is environmentally conscious as a post emergent.
- Judy is concerned about not just what is being sprayed but the folks spraying it. Make sure it doesn't hurt them, use proper PPE, and don't want this to impact water

in wells.

- Terry - Chris Gober put something together in the past about Judy's concern, make sure it gets to folks. It was quite extensive.
- John - documents are online on our DVE website.
- Terry - questions about why there are no board meeting minutes sent out to owners. This hasn't happened since October.
- Tom - True comment from Terry because Tom didn't know. Moving forward after tonight's meeting, once we get the notes we will send out a draft copy within one week. This was a discussion with Judy to figure out a better way. We want to get out a draft copy sooner to the residents.
- Ellen - What is draft that Andrea sends out and then it is reviewed and revised. The approval of the minutes are basically a formality.
- Kathy - You could just let everyone know they are on the website.
- There are some questions about how quickly they have been on the website.

12. Adjournment 7:34pm

- Motion - Judy
- Second - Les