



Board of Directors Meeting

Wednesday May 20, 2026

Via Zoom

Attendees: John and Terry Beebe, Judy Railsback, Tom and Marie Ondrako, Kathy Rall, David and Della Grice, Kelly Costello, Jamie McElman, Michael Blankenship, Andrea Kapitanoff, Randy Richard, Jerry and Carolyn Libit, Shelly Faris

1. Call to order- 6:31pm
2. Quorum Confirmation - Confirmed by Tom
3. Approval of Agenda - vote (4 to 0)
 - Motion - Judy
 - Second - Michael
4. Welcome & Opening Remarks
 - Great to be back and drive around development and meet lots of folks- Tom
5. Approval of Prior minutes - vote (4 to 0)
 - Motion - Judy
 - Second - Michael
6. Treasurers Report & Financial approval - vote (4 to 0)
 - Everything is current and as shown in financial sheet
 - Two transfer fees for two lots since last meeting
 - Expenditures are all update to date
 - Reserve funds at the same

- Motion - Michael
- Second - Judy

7. Committee reports

a. Architectural Review - John Beebe

- Progress continues on two houses under construction
- Two month extension on the Williams house. Exterior is only approved after completion, but they are substantially further along.

b. Welcome Committee -Ellen Maxon (not present)

- Nothing to report since Ellen is not online
- Terry commented that Ellen has reached out to Jessica and is waiting to hear back. However, Jessica hasn't received any packages for the welcome to DVE packet.
- Tom - How soon after someone moves in do we do that normally? Terry indicated it's within the first few weeks unless new owners need to push it out for their own reasons.

c. Road Maintenance- Michael Blankenship

- Everyone should have a copy of the contract and the insurance now. There was an email issue with Les but that was resolved.
- Schedule holds for July 24th to July 28th as weather permits.
- Should Tom put an email out to the residence? Michael will draft the email and the scope to be sent out to the DVE
- Got a head start on some of the patching. We need to do a bit of filling so that the topical application will have something to hold onto.
- Sawmill is going to get a bit more prep as well as Costello corner.
- Need help with the signs and bring equipment as Michael suggested.
- Meeting at the pile of dirt at 10am Sat on the Urbanec's lot on Beaver Creek which will be included in email.
- John - How many signs are we going to re position? John suggested using some different equipment if it makes it easier.
- Michael - there are at least 5.
- Discussion ensues on who, what, why, how the best way is to do the signs and what equipment might be best
- Who is coordinating lunch for the workers? - Terry
- There are some cards that can be used that have balances on them.

d. CC&R's/Bylaws Committee - Kath Rall

- Had first meeting and determined that we are going to go through each CCR and Bylaw and thoroughly review each.
- Not taking forward a resolution at this time to vote at the annual meeting at this time.
- We are looking for permission to speak to the attorney and what that process is to be able to reach out. Does that need to be approved by the board?
- Tom - Should look at using the service offered by consultants before we reach out to the lawyer. Judy will discuss at their next meeting
- Will meet every other week
- John - Has the committee addressed the need for approval by the association owners if all of these changes are dictated by legislation? If we put it to the owners and it doesn't pass, we have to include it anyway if it meets a law.
- Shelly - If KIOWA changes the rules/laws, why would we put that forward as a vote? Why wouldn't they just be presented to the owners in that case? ● Shelly is correct and it was just not explained well earlier.

e. Firewise - Les (not present, John presents on his behalf)

- Oak Brush mitigation was performed this last week on seven lots: 63, 65, 62, 67, 4, 58, 53 in varying degrees of coverage. This was done by private contractor and was paid for in full by private lot owners

8. Workdays/Calendar Review - Tom Ondrako

- Volunteer workday Saturday May 23 at 10am
- Annual Meeting call. Is this when the letter goes out? Dates are listed on the calendar already and just verifying what they are.
- Michael/Terry - it's only the first call, the letter for statement of qualifications goes out later.
- Terry - the packet needs to be out by a TBD number of weeks/days before the meeting.
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9. Old Business

- Reached out to the Lions Club to let them know we were thinking about moving the Annual Meeting due to lack of Internet and AC. They were ok with that; we just

needed to let them know prior to the moving meeting.

- The Library is only available on that date at 430pm
- Terry indicates that folks might go to mass and that pot luck is a good thing for comradery.
- AK- Is there a different day that might work.
- Terry - that will impact all of the communication and paperwork and letting people know for planning around it.
- Logistics about getting dates scheduled and notifications out ensues. Lots of back and forth conversation
- Terry - will the library include zoom for people. Seems incredibly difficult to do. Ak says she knows how to do it and arrange.
- Final thoughts from Judy are to not change the date and just move forward. ● Tom - motion to move the meeting to the library and hold the later time slot? (vote 4 to 0)
 - Motion - Michael
 - Second - Judy

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

10. New Business - None

11. Member Comments - Open Forum

- Michael - Battery gone
- Signage on blackboard will be removed
- John - POL list is not correct and there were missing lot numbers and other issues. ● Tom said Angela will be working on that
- Shelly wants to thank whoever is doing the mowing up at the front! Looks really nice.
- Terry - revisit the POL list. It's terrible, can we consider going back to the word document?
- AK - will update POL so that it's sortable and usable for people to sort how anyone wants to

12. Adjournment 7:13 pm

- Motion - Michael
- Second - Judy