

DEER VALLEY ESTATES PROPERTY OWNERS' ASSOCIATION, INC.

Minutes of the Board of Directors Meeting

Tuesday, June 16, 2026

Call to Order

President Tom Ondrako called the meeting to order at 6:31 p.m.

In Attendance

The following were in attendance: Les and Linda Kole, Judy Railsback, Tom and Marie Ondrako, Ellen Maxton, Michael Blankenship, Rob Luedke, Paul Duggan, Charlie Popeck, and Ryan Dobson.

2. Quorum Confirmation

Quorum was confirmed, with four (4) directors present and voting.

3. Approval of Agenda

A motion to approve the agenda was made by Judy Railsback and seconded by Les Kole. The motion carried by a vote of 4 to 0.

4. Welcome and Opening Remarks

The Board welcomed Rob Luedke to the meeting.

5. Approval of Prior Minutes

A motion to approve the minutes of the prior meeting was made by Michael Blankenship and seconded by Les Kole. The motion carried by a vote of 4 to 0.

6. Treasurer's Report and Financial Approval

The Treasurer's report was reviewed and found to be in good order. Expenditures for the period consisted of electrical work for the gate entrance. A motion to approve the financial report was made by Les Kole and seconded by Michael Blankenship. The motion carried by a vote of 4 to 0.

7. Committee Reports

A. Architectural Review Committee — John Beebe

Mr. Beebe was not present. Les Kole provided a brief status update on the committee's behalf.

B. Welcome Committee — Ellen Maxton

Ellen Maxton welcomed Beth and Rob Luedke of 265 Beaver Creek to the community.

Della Grice has volunteered to join the Welcome Committee. Because this was not on the current agenda, her appointment will be brought to a vote at the July meeting.

Servicing for the Annual Meeting is typically handled by the Welcome Committee, but because the meeting location has changed this year, the committee cannot finalize plans until it has assessed the new facility.

Once that assessment is complete, the committee will have better guidance on the potluck format and attendee responsibilities. Information will be sent out to owners on July 3.

C. Road Maintenance — Michael Blankenship

Michael Blankenship reported that signage is complete and potholes have been filled following the volunteer workday, and that the committee is ready to begin the road maintenance package. He asked that owners who mow keep grass clippings and debris out of the road and on their own property. Asked when the yellow striping would be done, he noted that it is applied freehand as needed. He also reported that funds remain available on the committee's "subway" card.

D. CC&R's / Bylaws Committee — Kathy Rall

Judy Railsback presented on behalf of the CC&R's/Bylaws Committee. The committee has used ChatGPT to review the governing documents and is now going through each provision to make minor updates and incorporate new legal requirements. The committee meets every two weeks and may meet with a company called Reliance before meeting with the Association's attorney.

E. Firewise Committee — Les Kole

Les Kole reported on Firewise matters. He recommended that owners download the Duty Watch app on their cell phones, keep their contact information current with Code Red and La Plata County, and keep their lawns mowed.

8. Workdays / Calendar Review — Tom Ondrako

Tom Ondrako reviewed upcoming dates. There will be no volunteer workday in June on the 20th. June 19 is the deadline for the ballot initiative. Weed spraying may move to fall due to current weather conditions. The July statement of qualifications will be due and sent out on July 3.

9. Old Business

The Board discussed plans for the Annual Meeting. The meeting will begin at 4:30 p.m. and will be set up so that owners who cannot attend in person can participate by Zoom. The schedule will be: 4:30–5:00 p.m., appetizers; 5:00–6:00 p.m., Annual Meeting; and 6:00 p.m., meeting concludes, followed by a party at Libit's.

10. New Business

None.

11. Member Comments — Open Forum

Andrea Kapitanoff gave instructions and an overview regarding the "Pol list." The list will be distributed to owners as an Excel file once all resident inputs have been received.

12. Adjournment

There being no further business, a motion to adjourn was made by Judy Railsback and seconded by Les Kole. The meeting was adjourned at 7:00 p.m.