**Date:** January 25, 2020

**To:** Jim Wiler, President

Terry Beebe, Vice-President

Linda Kole, Director

Bill Swapp, Director

Chris Gober, Director

Karen Erickson, Treasurer

**From:** Teresa Downing, Secretary

**CC:** Les Kole, Architectural Review Committee Chairperson

Wildfire Adapted Partnership, Council Representative

All Owners with email

**Website for Deer Valley Estates:**  www.deervalleyestates.net

**Re:** Minutes of the Deer Valley Estates (DVE) Board of Directors Meeting held January 16, 2020

The Board of Directors meeting was brought to order at 6:30 PM on January 16, 2020 at the Pine River Library in Bayfield. Directors present were Jim Wiler, Terry Beebe, Linda Kole, Bill Swapp, and Chris Gober. John Beebe, Gai Cleaveland, Shelly Faris, Les Kole, Trudy Pingree, Kevin Robel, Betsy Romere and Karl Schreiber were present. Teresa Downing was present.

Jim Wiler, President, called the meeting to order.

**Opening Remarks** – Jim Wiler

* No Remarks
* Additions/Deletions to Agenda
* No additions/deletions

**Minutes of the November 2019 Board Meeting** – All

* Terry Beebe motioned to approve the November 20, 2019 DVE Board of Directors Meeting Minutes. Chris Gober seconded. Approval was unanimous.

**Treasurer’s Report** – Karen Erickson, not present (as reported by Terry Beebe)

The following figures as of January 2020 for FY 2019-2020.

* Revenues - $66,275.59
* Expenditures - $7,218.70
* Reserve Fund Total - $26,000.00
* Lots 54 and 57 have new Owners
* The Lodge out front, off of HWY 160 has new Owners. These lots are not part of Deer Valley Estates.

**Architectural Review Committee Report -** Les Kole

* No projects at this time

**Welcome Committee Report** – Lucy Ruduski/Lori Swapp

* Nothing new at this time

**Wildfire Adapted Partnership Report** – Les Kole

* Preliminary Budget to be reviewed
* Follow WAP activities, programs and sign up for Enews at info@wildfireadapted.org

**OLD Business**

High-Speed Internet Update – John Beebe

* Grant submitted Jan. 15th by Forethought/Brainstorm to State Broadband Board
* Total project cost $369,401
* Grant funds requested $277,050.75
* Matching funds required $92,350.25
* 65 homes – 59 speed tests were submitted - the range was .36mb to 58mb
* At least a month before we hear a status update
* Gate Code Change – Jim Wiler
* Reminder - a new gate code was effective January 1, 2020. New code is #4568.

**NEW Business**

Various issues with DVE policies – Shelly Faris

* Shelly read her email dated November 25, 2019.
* Wants a path forward to resolve Homeowner concerns
* **Concern** – Brush hog pasture

**Board response** – pasture is a possible fire hazard – personal dialog occurred with other Owners concerning mitigation

* **Concern** – Ownership of fence

**Board response** – Board confirmed that personal property fencing is the responsibility of the Owner and, as with any other improvement, is the Owner’s responsibility to maintain it.

* **Concern** – Feels she has done extensive weed mitigation – Oxeye Daisy flows down Beaver Creek

**Board response** - DVE sprays Association right-of-way in the subdivision; individual Owners are responsible for their own weed mitigation. Board contacted four Owners last summer regarding weed mitigation

* Wants results for following -

-Neighbor to neighbor contact should be encouraged

* POA to remove No Parking sign on her fence behind the mailboxes; place on a post in right-of-way. **Board Response** - In fact, the sign was put there at the request of the previous Owner; however, the Board agreed to remove the sign as soon as possible.
* Snow removal by gate on lot 15. **Board Response** – the Board agreed to ask contractor not to block her pasture gate
* **Note:** Through discussion, it was clear there were misunderstandings all around over whether a Board member was acting in an official capacity from the Board or as a personal observation from a friend & neighbor. The Board’s takeaway from this discussion was that all Board members need to be careful in interacting with Owners to ensure Owners know whether they are acting in an official capacity on behalf of the Association.
* Snowplow Policy issues – Trudy Pingree

**Concerns -**

\*2019-2020 Snowplow budget is $8,000; road maintenance is $54,000

\*Safety issues – five inches of snow before plowing; feels we

should reduce to three inches and would prefer it taken down to gravel

\*Emergency vehicles not being able to reach homes

\*Feels DVE is being negligent by not reducing snow policy of five inches before plowing

\*Does not feel snow plow policy is being reviewed for changes

* Wants Results to -

\*Increase snowplow budget & decrease road maintenance budget

\*Use larger equipment for plowing

**Board response** – See comments under Reports/Snow Plowing

* Various issues with DVE policies – Karl Schreiber
* Has concerns with Snowplow policy – **Board response** – See comments under Reports/Snow Plowing
* Requesting a pathway for formal homeowner conflict & resolution. **Board** **response** – We spent several years revising DVE’s Bylaws and CCRs and put those documents to a vote of the Owners in the summer of 2018. The vote was preceded by numerous meetings discussing the revisions. Our governing documents spell out procedures for any conflict.
* Requesting more detailed minutes including how each Board member votes on any issues – **Board response** – Any issue requiring a vote is already communicated in meeting minutes. With respect to more detailed minutes, it is the Board’s position that we are all volunteers and our Secretary spends several hours per month attending meetings and taking notes and then summarizing the discussion for inclusion in the minutes. The State’s guidelines provide for a summary of actions taken at a meeting. If we were to record meetings and then transcribing those meetings verbatim, the Association would have to hire someone to do so. It is not prudent to have this expectation of a volunteer. Additionally, all Board meetings are open, and all Owners are encouraged to attend.
* Other issues - Tabled until February 2020 Board of Directors Meeting

**Reports**

1. Snow Plowing – Additional Concerns

* Have emergency vehicles ever had a problem reaching homes? Upper Pine Fire Chief Bruce Evans says no, and all trucks are 4x4 and carry snow chains.
* Do some areas need more attention than others? To be reviewed
* Before next winter the snow policy will be updated, when new contract (expires 2020) is negotiated.
* A motion was made by Bill Swapp to form a committee with Owners and Board Members to discuss snow policy and bring to the March 2020 Board of Directors Meeting. The motion was seconded by Linda Kole. The vote was unanimous.

The committee will consist of two Board Members; Linda Kole and Chris Gober and three Owners; Karl Schreiber, John Beebe and Gai Cleaveland.

* If you have an issue with the snowplow contractor, please let the Board of Directors know. Linda Kole agreed to send an email to Owners concerning updates and reminders.

1. Work Days

* No Report

1. Road Maintenance

* Agenda item for February 2020 Board of Directors Meeting

1. Annual Meeting

* No Report

1. Right of Way Committee

* No update at this time

1. Special Projects

* None at this time

1. Review Planning Calendar

* Strategic Planning Meeting – February 25, 2020, 9:30AM at the Community Bank in Bayfield.

1. Property Owners List

* No changes at this time

1. Fencing

* None at this time

**Discussion** – Open Forum

Next DVE Board Meeting – Wednesday, February 19, 2020

* **Adjournment**

The meeting was adjourned at 9:54 PM