**Date:** March 30, 2021

**To:** Terry Beebe, President

Chris Gober, Vice-President

Linda Kole, Director

Clark Roach, Director

Mark Wagner, Director

Karen Erickson, Treasurer

**From:** Teresa Downing, Secretary

**CC:** Bill Swapp, Architectural Review Committee Chairperson

Les Kole, 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 March 17, 2021

The Board of Directors meeting was brought to order at 6:42 PM on March 17, 2021 via ZOOM video conference. Directors present were Terry Beebe, Chris Gober, Linda Kole, and Clark Roach. John Beebe, Les Kole, Charlie Popeck, Jon Robison, Paul and Betsy Romere, Bill Swapp and Mark and Beverly Wagner were present. Teresa Downing was also present.

Terry Beebe, President, called the meeting to order.

**Opening Remarks** – Terry Beebe

* + - * We did it! There were 99% of Owners who chose to cast a ballot for the Fiber Optic Internet Project, 50% of ballots were by email.

**Additions/Deletions to Agenda**

* + - * None at this time

**Minutes of the February 2021 Board Meeting** – All

* Chris Gober motioned to approve the February 17, 2021 DVE Board of Directors Meeting Minutes. Linda Kole seconded. Vote was unanimous.
* Chris Gober motioned to approve the February 20, 2021 DVE Board of Directors Strategic Planning Meeting Minutes. Linda Kole seconded. Vote was unanimous.

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

The following figures as of March 2021 for FY 2020-2021.

* Revenues - $72,531.34
* Expenditures - $12,835.42
* Reserve Fund Total - $30,491.38
* Planet Excavation has been paid a year-to-date total of $4,410.00
* Federal taxes paid on interest income of $149.00.

**Architectural Review Committee Report –** Bill Swapp

* Lot 41 – remodel of yard and exterior - approved

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

* No report at this time

**Wildfire Adapted Partnership Report** – Les Kole

* Board of Directors Meeting, March 24, 2021
* Wildfire Adapted Partnership (WAP) currently has in three counties, 140 Ambassadors in 105 Subdivisions
* CWPP amendment is 90% complete
* Follow WAP activities, programs and sign up for Enews at [www.wildfireadapted.org](http://www.wildfireadapted.org)

**OLD Business**

Internet Update – John Beebe

All the work that has been completed includes; education, four communiques to Owners, fifteen FAQs (including seven technical questions), four ZOOM meetings which included twenty-two Owners, many many phone calls, Nextdoor used for Owner’s input and seventy-seven yes votes. The promotion was a success.

February 23, 2021-revised contract sent to Brainstorm, received by DVE March 16, 2021. Contract not ready for the Board of Directors meeting March 17, 2021.

Board of Directors review of contract by next week. Also, next week Brainstorm to do a walk around with LPEA.

The Fiber Optic Internet Committee formed by Board action in November 2020 has completed their purpose to educate DVE Owners. Thank you to the Committee for all of their efforts and commitment to this project.

Linda Kole motioned to disband the Fiber Optic Internet Committee and after further discussion, the proposal of a project manager to coordinate and communicate with Sid Arnold/Brainstorm was thought to still be needed.

Chris Gober motioned to dissolve the current committee as it stands and for John Beebe with Chris Gober as back up to be project manager to work with Brainstorm. Linda Kole seconded. Vote was unanimous.

**NEW Business**

Strategic Planning Meeting – February 20, 2021 - All

* There is currently a vacant Board seat
* Duties remain with Directors, as discussed
* The Board of Directors invites Owners to submit interest in open positions

Board Vacancy

* Mark Wagner has expressed an interest in the vacant Board of Directors position. He and his wife Beverly plan to become full time residents by the end of the year. Mark feels it is important to be involved in a community whose goal is to serve everyone involved. He is interested in helping DVE move forward.

Clark Roach motioned to appoint Mark Wagner to the DVE Board of Directors effective March 17, 2021. Linda Kole seconded. Four Yays for approval.

Fiber Internet Special Assessment – results and next steps

* An email will be sent to Owners to expect an invoice for the $1,100.00 special assessment payment.
* Karen Erickson will send to all Owners an invoice with special assessment amounts and payment schedule. The invoices will be sent by mail with a pre-addressed return envelope, well in advance of the 30day notice for a special assessment.

The Board will waive any late fees/interest charges as long as you are current with payment plan, see Article 4 of CCRs.

* A spread sheet has been created to track all payments from Owners.
* Location of two towers in the right-of-way. Need to decide on best location.

Road Maintenance Committee – Spring road work plan

* The Committee members Chris Gober, Clark Roach, John Beebe, Les Kole, Bill Swapp and Bryan Ferguson met on March 6, 2021 to discuss Spring Road Work. This year’s RFP was sent to possible contractors, March 8, 2021 with response deadline of March 26, 2021.

Owner concern – roaming dogs

* An Owner has expressed a concern regarding dogs bothering horses in early morning hours.

The Board of Directors encourages Owners to use Nextdoor.com to communicate with other Owners when conflicts occur. The Board does not enter into neighbor conflicts.

* After Board discussion regarding dog issues the following will be used-

1. Board President will make verbal personal contact regarding the violation of CCRs

2. Follow up if needed – send a written letter to Owners explaining CCRs

3. Call Animal Control

**Reports**

1. Snow Plowing

* $4,410.00 paid this season

1. Work Days

* Culvert clean up – April 2021

Dumpster repair – March 20, 2021 at 11AM

1. Road Maintenance

* See Road Report

1. Annual Meeting

* None at this time

1. Right of Way Committee

* None at this time

1. Special Projects

* October and November minutes not posted on website, ask Jerry Libit to post.
* Terry Beebe email to Owners regarding pellets for lagoons/ponds.
* Teresa Downing to order gate transmitters.
* Establish a second name for the front gate key pad sign.
* A lesson to be given on how to manually open the front gate.
* New signature cards needed for checking and savings accounts at Community Banks of Colorado
* DVE business with LPEA – All Directors are now listed.

1. Review Planning Calendar

* No changes made

1. Property Owners List

* New Owner added lot 29

1. Fencing

* Fence project is moving forward – clearing is planned for both sides of old fence, before installation of new fence

**Discussion** – Open Forum

Thank you to Mark Wagner for becoming the newest DVE Board Member.

Next DVE Board Meeting – Wednesday, April 21, 2021

* **Adjournment**

The meeting was adjourned at 8:53 PM