**Date:** April, 28, 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 April 21, 2021

The Board of Directors meeting was brought to order at 6:33 PM on April 21, 2021 via ZOOM video conference. Directors present were Terry Beebe, Chris Gober, Linda Kole, Clark Roach and Mark Wagner. John Beebe, Vicki Holmes, Les Kole, Trudy Pingree, Paul and Betsy Romere, Bill Swapp and Beverly Wagner were present. Teresa Downing was also present.

Terry Beebe, President, called the meeting to order.

**Opening Remarks** – Terry Beebe

* + - * No Remarks

**Additions/Deletions to Agenda**

* + - * None at this time

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

* Chris Gober motioned to approve the March 17, 2021 DVE Board of Directors Meeting Minutes. Mark Wagner seconded. Vote was unanimous.
* Chris Gober motioned to approve the April 7, 2021 DVE Board of Directors Special Meeting Minutes. Mark Wagner seconded. Vote was unanimous.

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

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

* Revenues - $73,489.94
* Expenditures - $13,150.42
* Reserve Fund Total - $30,491.38
* There have been 43 payments received for the Special Assessment. Special Assessment payments will be deposited in the checking account and tracked separately.

**Architectural Review Committee Report –** Bill Swapp

* Lot 31 – dog run extension – approved
* Lot 2 – temporary RV shed location – approved
* Terry Beebe motioned to accept Michael Blankenship to the ARC Committee replacing Ed Walinski. Clark Roach seconded. Vote was unanimous.

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

* No report at this time

**Wildfire Adapted Partnership Report** – Les Kole

* Board of Directors Meeting, June 23, 2021
* Grant funds from 2020 have started to arrive. New grants have been submitted to state, also watching the state for new funding opportunities for mitigation.
* CWPP amendment finished, draft being sent to the DVE Board of Directors.
* Site visits to determine defensible space have become very popular.
* Large projects moving forward.
* Mitigation in DVE – Owners in need of mitigation are being contacted.
* Follow WAP activities, programs and sign up for Enews at [www.wildfireadapted.org](http://www.wildfireadapted.org)

**OLD Business**

Internet Update – John Beebe

* In late March $72,000 worth of parts were ordered. April 12, 2021 the contract was sent to Brainstorm to run by CEO and get approval. When approved by CEO, it will be sent to DVE Board of Directors, then forwarded to the DVE attorney before May 15, 2021. DVE is committed to pay $30,000 by May 15, 2021. No money will be exchanged until signed by both parties.
* Special Assessment payments collected, $44,000 as of April 17, 2021. DVE in good shape financially, more to be collected by May 1, 2021.
* Terry Beebe will send a reminder email regarding Special Assessment payments due by May 1, 2021.

Fencing Project – Linda Kole

* Chris Gober, Les Kole and Bryan Ferguson have removed some old fencing and equipment along with brush removal from the section of fence to be replaced. This saves in labor costs from L. L. Fence.
* The cost and availability for materials has gone up this year. Board of Directors to consider the approval of the purchase of materials in advance of project start date.
* Chris Gober motioned for Linda Kole to purchase fence supplies not to exceed $2,500. Mark Wagner seconded. Vote was unanimous.

**NEW Business**

Spring Road Work - All

* The DVE Board of Directors has approved $53,000 for the Spring Road Maintenance Project. The contractors to be used are F&M Construction, Inc., C&J Gravel Products, Inc. and Desert Mountain. Possible start date May 10, 2021 with chemicals applied May 13-14, 2021.
* An email will be sent to Owners when dates are finalized.

Treasurer’s position – Terry Beebe

* Paul Duggan will transition over the next year to replace Karen Erickson as DVE Treasurer.
* Board of Directors all in agreement to transition/replace Karen Erickson with Paul Duggan as Treasurer, effective April 21, 2021.

Front Gate Transmitters

* The latest purchase of gate transmitters were programmed except for two, the receiver has reached its limit. Two possible options – clear memory and reprogram current transmitters or purchase new receiver for new transmitters.
* The keypad is becoming harder to use, it may need to be cleaned. The key to open the keypad has not been found, could possibly be in a manila folder.

Owner concern – Slash Dumpster – Trudy Pingree

* Slash dumpster for spring cleanup – dumpster rental

A separate dumpster for slash may help with the ongoing issue of yard waste in our regular dumpsters and the burning of pine needles/cones.

Cost for this rental is $1,200 for seven days. The cost for a load to the transfer station is $8 per load.

**Reports**

1. Snow Plowing

* None at this time

1. Work Days

* April work day cancelled due to weather conditions, new date to be determined
* Clean culverts before road work begins
* Repair dumpster damage

1. Road Maintenance

* See Spring Road Work under New Business

1. Annual Meeting

* May 15th email – Call for Statement of Qualifications

1. Right of Way Committee

* None at this time

1. Special Projects

* Terry Beebe – spring housekeeping email
* Forest Service – cattle grazing
* Slow Down signs for DVE roads
* Second name for front gate keypad sign
* Lesson on how to manually open front gate
* Road signs need to be restained
* New signature cards for bank accounts

1. Review Planning Calendar

* No changes made

1. Property Owners List

* No changes

1. Fencing

* See Fencing Update under Old Business

**Discussion** – Open Forum

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

Next DVE Board Meeting – Wednesday, May 19, 2021

* **Adjournment**

The meeting was adjourned at 8:36 PM