

Deer Valley Property Owners' Association
Annual Meeting Minutes
Saturday, August 1, 2020
ZOOM Meeting

The Deer Valley Estates Property Owners' Association (DVEPOA) Annual Meeting was held via ZOOM, due to the social distancing required this year.

BUSINESS MEETING

The meeting was brought to order at 1:00 PM by Jim Wiler, President; other Board members in attendance were Terry Beebe, Linda Kole and Chris Gober. Karen Erickson, Treasurer and Teresa Downing, Secretary were also present. Property Owners in attendance were John Beebe, Paul and Cathy Duggan, Paul Erickson, Ken and Sue Ann Gaherty, Tom Harrington, Les Kole, Jerry Libit, Ellen Maxton, Richard McSwain, Trudy Pingree, Charlie Popeck, Kathy Rall, Gail Robel, Jon Robison, Paul and Betsy Romere, Lucy Ruduski, Danielle Stoy and Susie Tipton.

Overview

Gail Robel gave a brief overview of the meeting in regard to ZOOM protocol. Thank you for your time, Gail.

Introduction of Owners, Directors, Officers and Committee Chairs

All Owners, Directors, Officers and Committee Chairpersons introduced themselves.

President's Remarks – Jim Wiler

- Thank you to the Board of Directors and Committees. Thank you to Karen Erickson and Teresa Downing, along with all Owners who helped with workdays and behind the scenes. Please consider the Board of Directors openings and coming out for workdays.
- Terry Beebe would like to thank Jim for his time, experience, projects (large and small) including internet, Bylaws and CCRs and CPR classes. Also, a thank you to Bill Swapp for his time with the ARC Committee, Board of Directors, tractor work and DVE work days.
- Lucy Ruduski would like to thank the Board of Directors for making this a wonderful neighborhood.
- Linda Kole would like to thank Jim for caring and his care with details. Jim will be missed. Terrific Neighbor and friend, appreciate you!

Review and Approval of 2019 Annual Meeting Minutes

Kathy Rall motioned to approve the 2019 Annual Meeting Minutes. Paul Duggan seconded. Approval was unanimous.

Old Business

Treasurer's Report – Karen Erickson

Karen would like to thank Terry Beebe for all her help serving as assistant treasurer, Teresa Downing and the Board of Directors for their support (so I can do this position from home) and all of the volunteers who helped save us money this year.

2018-2019 Year-End

We had a carryover of \$9,859.00 from the previous year. Total Revenues for the 2018-2019 year-end came to \$62,382.00. Total Expenditures were \$72,400.00.

Road expenses came to \$49,425.

Snow expenses came to \$12,924.00

At year end we had a cash balance of \$2,198.00.

The Reserve Fund contained \$26,000 at year end.

2019-2020 Budget vs. Actual

Our carryover at the beginning of the year was \$2,198.00.

Total revenues as of July 18, 2020 came to \$75,812.00.

Total Expenditures \$66,403.00.

Road expenses were \$53,094.00.

Snow expenses were \$2,745.00

We currently have \$9,903.00 in cash and \$28,152.00 in the Reserve Fund.

2019-2020 Budget Projection

The budget shows revenues and expenditures budgeted at \$77,372.00.

The major anticipated expenses include \$8,000.00 for snow removal, \$47,374.00 for roadwork and \$9,000.00 for fencing.

Trash fees will stay at \$12/month as long as we stay with both dumpsters being emptied twice a week for the entire year.

Architectural Review Committee (ARC) Report – Les Kole

There were 19 projects this year covering minor to construction of a new home. Thanks to the Committee for all of their responses. There is a new project form now available on the DVE website, please submit to Les Kole. The ARC has 20 days to make decisions after all data has been received. The ARC inspects all projects during construction, as well as when completed.

The ARC Committee has approved the following projects since the 2019 Annual Meeting:

- | | |
|-------------------------------------|--|
| Lot 44 – New Driveway | Lot 71 – Install driveway culvert |
| Lot 71 – New roof and house stain | Lot 69 – Remove siding, add new stucco |
| Lot 79 – New Shed | Lot 14 – New shed |
| Lot 31 – Dog run | Lot 54 – House exterior paint-new fence |
| Lot 34 – Rusty metal on garage | Lot 82 – Rusty metal to house, barn, shed, extension to woodshed |
| Lot 14 – Privacy fencing | Lot 1 – Construction of new home |
| Lot 23 – New Shed | Lot 47 – New fencing |
| Lot 51 – Window replacements | Lot 5 – Addition of concrete apron to garage & sidewalk to house |
| Lot 11 – Painting of house exterior | Lot 58 – Additional carport |
| Lot 58 – New Shed | |

Current ARC Committee Members are Les Kole - Chair, John Beebe – Vice Chair, Bob Pope, Clark Roach and Ed Walinski.

Welcome Committee (WC) Report – Lucy Ruduski and Lori Swapp

Lucy would like to thank Lori Swapp (co-chair) for help this year. The committee includes Terry Beebe, Cathy Duggan, Ellen Maxton, Linda Pampinella, Betsy Romere and Abbie Wiler. No visits have been made since March. A change to the distribution of packets, they will now include non-permanent full and part time residents.

Wildfire Adapted Partnership Report – Les Kole

New name the last 1 ½ years, Wildfire Adapted Partnership. The Program continues to help Homeowners with mitigation. Owners are encouraged to expand defensible space; mitigation doesn't last forever. No current fundraisers, due to COVID-19.

New Business

2020-2021 Budget

Same revenue as 2019-2020 budget. An increase in the budget for the fencing project in 2021. The 2020-2021 budget is the only item on the 2020 ballot for Owners to consider. The Board of Directors asks the Owners to approve.

Ballot submission and tallying

Ballots were collected and tallied for the acceptance of the 2020-2021 Budget. Counting and Tallying were completed by Betsy Romere and Sandy Robison. The Board of Directors thanks them for their time.

Open Discussion

Dog Issues – Concerns regarding barking dogs in neighborhood, steps to take in resolving: talk to neighbors, contact county regarding noise ordinance. All dogs should be on a leash outside of Owner's property line.

Roads and Snow Removal –All Owners - Concerns were raised over the treatment of roads during the winter. Why is more money spent on road maintenance and not on snowplowing? Owner feels winter road treatment is as important as spring maintenance because winter has more safety concerns.

A few suggestions included using sand and/or ice melt on roads to improve traction and reduce ice buildup. The suggestion was made to ask snowplow drivers regarding other possible methods to remove ice.

There is a revised Snow Removal Guidelines dated 2020-2021, to be distributed to all Owners.

Internet Update-John Beebe - The latest submission was made to the state July 15, 2020 which was the same exact form as before and was approved. While DVE met the requirements, the funding wasn't available for the January 2020 cycle. There have been Broadband committee changes, so approvals made before may or may not be approved this year. Another option is to reengineer the system through Corning who makes fiber optic cable. Sid Arnold and Brainstorm have worked with them before and have been able to cut costs. Sid would like to submit the DVE project to Corning if the grant request is not approved. Sid is currently working with Corning on four other projects. COVID-19 has increased the need for high speed internet services to homes.

Owners Comments Regarding Internet Update-

When is CenturyLink adding new fiber? There will not be any new additions to the box out front, strength is greatly less than promised. Houses further away will have slower service.

Funding for this project will be from the state of Colorado who receives funding from the Federal Government.

John Beebe states that our service is better now with CenturyLink than before. Fiber Optics is the optimum solution. Owners should expect cost per lot information, which has not been finalized, from Sid Arnold/Brainstorm.

Board of Directors Openings – The current Board of Directors will appoint two Owners to fill vacancies. There weren't any responses in May, when a call for resumes was requested and no responses when a second announcement was made. All Owners who may be interested please contact Terry Beebe, Linda Kole or Chris Gober.

Owners do not need to be a full-time resident but must be an Owner in good standing. If a property is in a Trust, the Owner must be a Trustee. The current Board would like to have these positions filled by August 19, 2020.

Contact Forms – Please return these forms with the most current information. They are only used in case of an emergency.

Code Red – Register cell numbers for emergency contact.

Establish 2021 Annual Meeting Date and Location

The 2021 Annual Meeting will be held on Saturday, August 7, 2021 at the Lions Club Hall, in Bayfield.

Announcement of Ballot Results

A total of 57 ballots were counted and tallied, 50 Yays and 7 Nays for the acceptance of the 2020-2021 budget.

Adjournment

The meeting was adjourned at 2:27 PM.

DEER VALLEY ESTATES
PROPERTY OWNERS' ASSOCIATION, INC.
P O Box 1252, Bayfield, Colorado 81122



DEER VALLEY ESTATES PROPERTY OWNERS' ASSOCIATION, INC.

2021 President's Annual Report to the Owners

The President's Annual Report is written and distributed to Owners in advance of the Annual Meeting, rather than verbally delivered and then included in the Annual Meeting minutes. This practice is in recognition that monthly Board meeting minutes are now distributed via email so those who choose may already know what has been happening. This is intended to shorten the Annual Meeting, but in no way cut off discussion of anything Owners wish to discuss in an open forum – either at the Annual Meeting or any regular monthly Board meeting. We are happy to announce that we will hold our Annual Meeting in person this year. The Board has decided to forego the potluck and err on the side of safety. The meeting will begin at 1:00 PM at the Lions Club. We respectfully ask that if you have not been vaccinated for COVID-19 and plan to attend the meeting, that you please plan to wear a mask.

This report covers the past year (August 2020 – July 2021) and discusses the major happenings that may be of interest to property Owners as well as present the issues on the Annual Ballot. Again, this year much has been happening to improve Deer Valley and keep it in the forefront of premier places to live in southwest Colorado.

Some of the information below is being repeated due to the large number of new Owners.

New Owners

This has been a busy year for turnover in our neighborhood. Of our 84 lots, 12 have changed hands since last summer. We would like to extend a special welcome to all our new Owners.

Fire Mitigation Continues

In 2009, Deer Valley Estates (DVE) completed and gained approval of our Community Wildfire Protection Plan (CWPP). It was one of the first in southwest Colorado and the first in La Plata County. Because of the CWPP, and the fire mitigation work that began along our roads, we received national recognition as a Firewise Communities USA program in 2010, which is part of the National Fire Prevention Association (NFPA). A sign on the front gate acknowledges our continued recognition and annual compliance.

We can all be proud of this recognition. Even more important is the significant mitigation that we achieved in DVE. It truly provides a safer, more defensible environment for everyone in the event of a wildfire in our area. As of the writing of this letter, of the 84 lots in DVE, there are only two lots that lack significant mitigation.

That, coupled with the United States Forest Service (USFS) prescribed burn around DVE in the fall of 2014 and 2018 plus major mechanical mitigation directly across Hwy 160 from DVE, has greatly reduced our wildfire risk.

Many Owners have assisted in this effort in numerous ways, but special thanks go to Les Kole for his tireless efforts writing the CWPP, writing grant requests, coordinating the mitigation activity with DVE Owners, and attending Wildfire Adapted Partnership (formally Firewise of Southwest Colorado) as our representative since 2006.

Now that we have accomplished this, we all need to periodically perform maintenance of our property to control the re-growth of the oak brush. Some parcels, which were mitigated years ago, have grown up to the point of becoming dangerous again. Please do not lose the effect of your previous work or investment.

The U. S. F. S. (United States Forest Service) will be logging during the next three years in 300/400-acre units surrounding DVE in the Saul's Creek area. Once the logging is under way, they also intend to burn the slash piles and oak brush as weather permits.

Road Maintenance

Since the last increase in our monthly General Assessment in 2019, the Board has concentrated on developing a long-term road work plan. We formalized a dedicated Road Work Committee; and, in 2020, we concentrated on four major side roads which had little attention in recent years. Upper Beaver Creek, Elk Valley, Sawmill and Wieland had substantial gravel added and appropriate chemicals applied. This year, lower Beaver Creek, Spur, Stagecoach, and Log Cabin all received new gravel and chemical. We ran into a problem with our chemical provider not being able to get chemical at the last minute. Our contractor, F&M Construction Inc., was not able to reschedule; consequently, our road work was completed in two phases this year. The blading and adding of new gravel were completed in mid-May and, when the chemical became available in mid-June, F&M was able to re-blade our roads and work with Desert Mountain to get the chemical applied. We did have to supplement the road work by hauling water. While it was not the most desirable process to split the work, we feel we were able to adapt to the circumstances.

Fencing

Our long-term fencing replacement is now complete. Colorado State Statues require us to fence out for wildlife and there is approximately 25,000' of perimeter fence around DVE. As of June 2021, we have finally finished a complete replacement of our perimeter fence.

Front Entrance Sign

As you may have noticed, our front entrance sign had gotten worn looking, so the Board approved the expense to make improvements. With the help of John Beebe, Chris Gober, Les Kole, Paul Romere, and Bill Swapp, the old wood frame surrounding the sign was refabricated out of new metal, powder coated and reset in concrete at the entrance. We salvaged the actual sign with the map which had been redesigned a few years ago so we were able to retain a little of our history in the new sign.

High Speed Internet

Perhaps the most exciting thing that has happened this past year is the fiber internet project. As most of you know, DVE has been on a mission for more than a decade to pursue high-speed internet service for our subdivision. We have had several times when we thought we were close, but it was not until this past October 2020, that we could envision the dream coming true. Enter our Once In A Lifetime Opportunity! We were notified in October that Brainstorm had been awarded \$277,050.75 by the State Broadband Board for the project. This Grant required matching funds of \$92,350.25 from our Owners for a total project cost estimate of \$369,401. In early January, Brainstorm concluded the Grant agreement with the State giving the Association a green light

to move forward. The Board created an ad hoc Fiber Committee to develop information to share with Owners about the project and to develop a timeline for a vote on a special assessment to collect the matching funds. Several Zoom meetings were held along with printed materials leading up to a ballot count on March 15. The Special Assessment of \$1100 per lot passed 77-6 with overwhelming support for the project. The Board appointed John Beebe as project manager for Deer Valley and negotiations began with Brainstorm for an agreement with the Association which was signed by our President and the CEO of Brainstorm on May 17, 2021. In anticipation of the agreement and recognizing that materials for the project would require long lead times, Brainstorm placed an order for \$72,029 worth of equipment in late March and has since been reimbursed by the State for those funds. Brainstorm additionally began working with LPEA to develop a plan to install the fiber backbone on the electric poles. While LPEA had given an estimate of \$44,500 to AlignTec for the make ready back in 2018, and Brainstorm relied on that general figure, LPEA's recent estimated cost was more than \$190,000! Brainstorm, LPEA and John are now in discussions of how to proceed. Brainstorm has secured bids to bury much of the backbone underground to avoid this huge cost differential. We will have to wait and see how this hurdle is crossed. As of this writing (late June), Brainstorm has not made any payment request to Deer Valley. While we have hit several roadblocks along the way, we remain confident that this project will get done this year and we will all begin enjoying high-speed internet service. A big "Thank You" to all who have worked so hard over the years, and especially this last year, to make it happen.

Trash Removal

We seem to waver on our trash situation. **OUR DUMPSTERS ARE FOR HOUSEHOLD TRASH ONLY!** Sadly, we continue to see items including electronics, furniture, carpet, wheelbarrows, yard waste and other inappropriate deposits in our dumpsters. No number of emails, or notices on the dumpster surround, have curtailed this activity. We have provided detailed information on recycling options in the area as well as information on the transfer station and where to take flattened cardboard. Our service with Waste Management was increased to both dumpsters being emptied twice per week. With most of us staying at home this past year, we are all ordering more items online, which means more cardboard boxes. If you do not wish to recycle, **PLEASE** be considerate of your neighbors and flatten your boxes. Also, please do not leave items you do not want at the dumpster. It interferes with the emptying of the dumpsters, and we risk the driver refusing to empty them. It is important that we all cooperate in sharing the dumpster space or we will be forced to add pickup days which will increase the cost for trash removal.

Dogs

We encourage everyone to be familiar with the La Plata County Code as it relates to animals (Chapter 10). Dogs shall be deemed at-large when off the premises of the Owner and not under physical restraint or immediate command of the Owner. Please do not allow your dog(s) to become a nuisance.

Financial Affairs

We entered our 2020-2021 fiscal year with a \$10,126.53 carryover from the previous year. We added 3% of our operating budget to the Reserve Fund which now totals \$30,582.01. Our Road Maintenance work totaled \$51,033.01, the fence work totaled \$12,837.27, and we spent \$2,340 on Legal fees in conjunction with the Fiber Internet Project.

DVE Board of Directors Positions

We have three vacancies to be filled on our Board of Directors this year. Three Owners have submitted their statement of qualifications – Shelly Faris, Chris Gober and Karl Schreiber. Each candidate's Statement of

Qualifications is attached for your review. Please feel free to reach out to any of the candidates if you have questions of them and remember to turn in your ballot.

Annual Meeting Ballot Issue

We have had a request from an Owner to add a ballot initiative this year. Please review the information submitted by Shelly Faris and additional comments from the Board and mark your ballot accordingly.

Officer Changes

This year, after serving for nine years, Karen Erickson has retired from her position as the Association’s Treasurer. Paul Duggan has assumed responsibility for this position and the Board officially appointed Paul as the Association’s Treasurer on May 25, 2021. In conjunction with this transition, the Board arranged for an independent review of our financial records. One of our new Owners, Shelli Williams, CPA, (lot 45) conducted a review of our financial records with Paul & Karen on June 23, 2021. A statement from Shelli is attached. The Board would like to thank Shelli for her time in conducting this review.

We would also like to extend a huge THANK YOU to Karen for her years of dedication to the Association!

Also, after serving six years as the Association’s Secretary, Teresa Downing will be stepping down from this position in August. The Board cannot thank Teresa enough for the countless hours she has spent attending Board meetings, preparing minutes, working on the preparation for the Annual Meeting each year and handling the email distribution of information to our Owners on behalf of the Board. As of this writing, we have not had an Owner step forward to fill the Secretary position. We are hopeful that someone will volunteer to assume this role shortly.

Comments

In conclusion, thank you all for a great year! Hopefully, you have found some of this information helpful. If you have questions, concerns, or issues, please bring them to any Board member’s attention before the meeting so we can research them and provide considered answers. We hope to see your smiles for the Annual Meeting.

Respectfully,

Terry Beebe - President

DEER VALLEY ESTATES PROPERTY OWNERS' ASSOCIATION, INC.

Annual Meeting of Property Owners

Bayfield Lions Hall, 451 Church Street, Bayfield, Colorado

August 7, 2021

1:00 PM - Business Meeting

BUSINESS MEETING AGENDA

- I. Introduction of Owners, Directors, Officers and Committee Chairs
- II. President's remarks
- III. Review and approval of 2020 Annual Meeting Minutes
- IV. **Old Business**
 - A. Treasurer's Report – Paul Duggan
 - B. Architectural Review Committee Report – Bill Swapp
 - C. Welcome Committee Report – Lucy Ruduski/Lori Swapp
 - D. Wildfire Adapted Partnership Report – Les Kole
- V. **New Business**
 - A. 2021-22 Budget
 - B. Election of three Directors for two-year terms
- VI. Ballot submission and tallying
- VII. Owner education
- VIII. Open discussion
- IX. Establish 2022 Annual Meeting date & location - propose Saturday, 8/6/22
- X. Announcement of ballot results
- XI. Adjournment

I also would like a ballot initiative regarding the spring cleanup dumpster – this is something that should be voted on by the entire HOA, not the board. It is a great option and should be added for consideration. Please add this as a ballot for election item:

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. We can even vote on doing this as a “test” for one year to see if it garners enough interest.

- Pros
 - This will help with neighbors not putting yard waste in the dumpster
 - Will reduce the number of burns on personal property
 - Makes our neighborhood safer due to the option of removing flammable yard waste and reducing the necessity for personal burning of slash piles
 - Easier for many neighbors that do not have a truck and/or trailer to haul the yard waste
 - Not all members of the HOA are comfortable with burning slash piles, this provides an easy option for them
- Cons
 - Cost – the \$1,207.74 for a dumpster for a week/ 10 tons of waste and we can keep it for an additional \$10 a day until full.
 - Where to store it at the entrance for easy access to all

Waste Management Pricing Sheet:

Compare Your Options

			
Size	10 Yard	20 Yard Selected	30 Yard
Price	\$893.58	\$1046.28	\$1200.39
Included Tonnage	10	10	10
Days Included	7	7	7
Price Per Add'L Day	\$10	\$10	\$10
Holds Up To	10 tons/4 truck loads	10 tons/8 truck loads	10 tons/14 truck loads
Dimensions	15'0"L x 8'0"W x 2'0"H	21'11"L x 7'0"W x 3'6"H	22'0"L x 8'0"W x 5'0"H
Ideal For	Heavy materials	Home cleanouts	Office or large home cleanouts

This is the cost for one (1) week and includes DELIVERY, REMOVAL, and DISPOSAL of what is in the container. If the dumpster is not full after a week we can pay an additional \$10 a day to keep it until we are ready for it to be picked up. Note, the 30 yard dumpster does not allow for disposal of concrete, brick, rock or masonry of any type. I am also including the dos and don'ts of what can be put in the roll away dumpster. In addition, I spoke with Christine Martinez @ WM for confirmation on pricing.

How much for 1 ton?

Waste Type	Amount (approximate)
Concrete	1/2 Cubic Yard
Bricks (8 in. x 4 in. x 2 1/4 in.)	450-500
Wood Studs (2 in. x 4 in. x 8 ft)	200
Ceramic Tile	500 Square Feet
Asphalt Shingles	1,000 Square Feet

From Karl Schreiber

184 Beaver Creek Dr

Bayfield Co 81122

Phone 573.808.0495

To Board of Directors, Deer Valley Estates

Bayfield, CO.

Subj; Consideration for position of Board member, Deer Valley Estate

To whom it may concern, I would like to be considered for position of Board member Deer Valley Estate. In living full time in DVE for the past 4.5 years, I have participated and observed the operations driving DVE and feel the I can contribute to the overall community of this neighborhood, supporting the president in the management of DVE while bringing leadership and encouragement to friends and neighbors of Deer Valley.

My Vision: To serve as ambassador, the homeowners in Deer Valley. I will be working at the discretion of the president, coordinating homeowners needs with that of the wellbeing of the community. As the community is evolving with newer families, I stand ready to support a community that has diverse desires and needs for their respective properties. I do not see myself diverging far from the established norms of DVE but feel strongly the owners should have more autonomy with their residence and the freedom of interference.

I Feel very strongly that the Board of DVE, should serve the needs and desires of the whole of the community and not select few. This is our home and neighborhood, and feel passionately in community, and communal support.

Since I am a supporter of DVE and the wellbeing of the community, I will work to promote a communication system that works for DVE. While I am interested in our communities needs, I am not interested in communities that have no real bearing to DVE. (To that end, I have personally been met with opposition to a DVE board in creating community dialog platform in the past). I believe we need our form of open dialog with the DVE Board of directors that is transparent for decisions affecting us as homeowners.

I believe every homeowner is valued and the board is subjected to the neighbors we serve. To that end and when issues arise within the neighborhood, I will always fall back to CCR's and requests neighbors handle issues one on one basis with the Board intervention as a last option. Furthermore, every member plays a major role in following defined covenants and safety measures throughout this setting. With that said, all parties WILL be treated with dignity, respect and curtesy with ALL facts being fully investigated. Since we live rurally (and this is by our decision). We must take ownership of our actions as I am sure my neighbors want that from me.

Deer Valley is a wonderful community with the opportunity to be better. Since much has been done to care for the physical aspects of our neighborhood, I will work to support the community aspect of Deer Valley with emphasis on COMMUNITY THAT WORKS FOR ALL!

Qualifications.

16 Year work history, United States Navy 1982-1997 where I retire with honors and full benefits.

My specialties are Cardiac and Pulmonary Medicine, managing 2-20 people throughout my history, I managed many budgets and projects. For further information, please contact me.

18-year history with US Therapies, 2000-2016 Retired

I managed a partnership and operated a mobile lithotripsy unit, used for the treatment of urinary and renal stones.

4 years Self-employed Handman, 2017-2021. Still working part time, Pine Valley Church, Bayfield CO

Please consider my contact information public for that desiring further information.

Sincerely

Karl V. Schreiber

DEER VALLEY ESTATES PROPERTY OWNERS' ASSOCIATION	
Financial Statement Carryover from FY 2020 - 2021	2021 - 2022
	Budget 9/30/2022
REVENUES	
Gross General Assessment Income: 84 Lots @ \$70/Month	\$ 70,560
Discount for annual pre-pays (estimate 74 lot owners)	\$ (2,220)
Contingency for current liens	-
Anticipated General Assessment Income 2021-2022	\$ 68,340
General Assessments paid beyond FY	-
Delinquency interest: 1% monthly + 10% past due fee	-
Gate transmitters	300
Interest: Bank account earnings (checking & savings)	30
Lot Transfer fees	100
Collection of lien receivables	-
TOTAL REVENUES	\$ 68,770
EXPENDITURES	
Administration Costs (Bank fees, Copying, Postage, P. O. Box, State Corp. fee, Supplies, Quicken renewal)	650
Annual Meeting Meeting & Refreshments	100
Bridge Inspection	175
Bridge Repair	-
Federal Taxes - Tax on interest Income	150
Legal Fees	2,000
Liability Insurance	1,300
Roads	
Spring Road Maintenance	\$ 54,345
Binder	17,345
Gravel	21,500
Preparation	15,500
Snow Removal	8,000
Weed Control - Spraying easement	300
Roads Total	\$ 62,645
Security	
Electricity for entrance gate and light	350
Fencing	1,000
Gate, locks, and entrance light maintenance	100
Gate transmitters	300
Security Total	1,750
TOTAL EXPENDITURES	\$ 68,770
NET GAIN (LOSS)	\$0
ENDING CASH BALANCE FY 9/30/2022	\$0

TRASH	
Waste Management Co. Carryover: 9/30/2021	\$ 2,942
TRASH REVENUES	
Trash: \$12/month (59 residents)	59 residents
TOTAL TRASH REVENUES	\$ 8,496
TRASH EXPENDITURES	
Trash Disposal - Dumpster rent (with 3% increase 1/1/22)	8,201
TOTAL TRASH EXPENDITURES	\$ 8,201
NET GAIN (LOSS) - Carryover into 2022 - 2023	\$ 3,237

The Board has considered this issue thoroughly on multiple occasions this past year at several of our Board Meetings. While a few Owners believe a slash dumpster may be beneficial, many Owners who have already completed their mitigation efforts on their properties will not use it, and do not wish to contribute to the cost for those who have not.

First, the cost is not the main deterrent from the Board's perspective. If the Association invests the initial cost of \$1200 to have a slash dumpster on DVE common property for one week, there is no way to regulate who deposits yard waste into it and in what quantity. It would be easy to completely fill a 30-yard dumpster to the maximum weight of 8 tons (CDOT limitations) quickly and then others would not have the opportunity to dispose of their slash.

Second, there is also the issue of who will ensure that slash and other green waste are the only items being placed into the dumpster. As we have mentioned repeatedly, we continue to have Owners who cannot refrain from putting inappropriate items in our dumpsters. Items other than slash and green waste not only defeats the purpose of the dumpster but can add additional weight quickly if not monitored.

Additionally, one of the Pros listed in the initiative is to reduce the amount of open burning in the subdivision. Section 7.9 of the Association's CCRs state that Owners must follow the La Plata County Ordinance for open burning and fire restrictions. While we have some Owners who do not like open burning, it is well within an Owner's right to burn if they are following the requirements outlined by the County and the local fire district. The Board does not feel a slash dumpster onsite for a week will reduce the number of Owners who choose to burn their slash.

In conclusion, while the Board believes it is imperative that everyone conduct Wildfire Mitigation on their property to protect our homes, our neighborhood, and for the general safety of all, we are not in favor of this initiative.

June 5, 2021

To Whom It May Concern:

I am interested in continuing my position on the Deer Valley Estates Property Owners' Association Board. I have actively served on the Board since August 2018. For the past year I have served on the Board as Vice-President, during which time my biggest project was developing a long-term road maintenance plan, which was adopted in November of 2020. The plan was developed with the assistance of several Owners. The plan outlines the maintenance schedule for all our roads for the next several years. I, along with several others, felt this plan was important to ensure that our roads were being properly maintained and that the Board properly budgets for the road maintenance, and that our roads will last for years to come without any major improvements. In my time on the Board, I have always strived to do what is best for the neighborhood as a whole and will continue to do so.

I retired from the Bernalillo County Fire Department as Fire Marshal with the rank of Division Chief. The Division Chief position is considered part of the executive staff of the Fire Department. As a Division Chief I assisted in developing standard operating guidelines, procedures, protocols, for daily and long-term operation of the fire department. As Fire Marshal, I was responsible for the supervision of seven employees, and a budget of \$500,000. As Fire Marshal it was my responsibility to develop, interpret, and enforce the International Fire Code (IFC), and the International Wildland Urban Interface Code (IWUIC) as amended and adopted by Bernalillo County. During my tenure as Fire Marshal, I met with homeowner associations throughout Bernalillo County and was able to develop construction guidelines for homeowners and contractors to follow to ensure that they were meeting the requirements of the IWUIC. I assisted with a wildfire risk assessment of all neighborhoods throughout the wildland interface areas of Bernalillo County and developed a rating for those neighborhoods for pre-incident planning purposes. The risk assessment was used to develop a Community Wildfire Protection Plan for the East Mountain Areas of Bernalillo County, which I assisted in the development, and the periodic update of the plan.

I was the Wildland Coordinator for the Fire Department. As the Wildland Coordinator I was responsible for ensuring that members of the wildland team met the requirements of National Wildfire Coordination Group (NWCG) and continued to get training in wildfire suppression techniques. Over the years I developed a strong working relationship with several different agencies including the U.S. Forest Service, New Mexico State Forestry, Albuquerque Fire Department, La Madera Fire Department, Sandoval County Fire Department, and other fire agencies throughout the State of New Mexico. I assisted in developing a prescribed burn program for Bernalillo County Open Space. I have instructed and assisted in the instruction of Wildland Refresher Courses. In 2014 I coordinated an effort to plan and carry out an initial attack exercise in the East Mountains which consisted of our crews arriving on scene of a rapidly spreading wildfire. This exercise simulated a real-life wildfire incident that quickly spread into surrounding homes forcing the evacuation of several subdivisions. This exercise evolved into a complex incident involving several firefighting and support agencies. I was on the Statewide Wildfire Taskforce which was created by Public Regulation Commission Chair Espinoza to help find ways of preventing large catastrophic wildfires after several large fires occurred throughout the state. I was the Firewise and Fire Adopted Communities Coordinator for Bernalillo County and assisted several neighborhood associations in obtaining and maintaining national recognition in the Firewise program.

Throughout my career with Bernalillo County Fire Department, I was an active member of the community. I was a member of the East Mountain Interagency Fire Protection Association (EMIFPA) where I served as Secretary, Vice-President, and President on the Board of Directors. I was in my second term as President of EMIFPA where one of my main goals was to continue the interagency cooperation between all of the wildfire agencies, homeowners, and neighborhood associations in the area. As President of EMIFPA, I also strived to be very active in public outreach and education on the prevention and dangers of wildfire. As President of EMIFPA I developed a wildfire operating plan to assist interagency cooperation during a large catastrophic wildfire. I was an active member of the New Mexico Fire Marshal's Association (NMFMA) where I served as Secretary/Treasurer on the Board of Directors for over ten years. The NMFMA's main goal is to educate fire code officials and other individuals responsible for enforcing the fire code. As Treasurer of this association, I was responsible for managing a budget of \$40,000.00. As a member of the NMFMA, I served multiple times over several years on the State Fire Code Development Committee. I participated in the creation of the Bernalillo County Safe Kids Coalition and served as Secretary on the Board of Directors. Bernalillo County Safe Kids was formed to educate the citizens of Bernalillo County in injury prevention. Unfortunately, this Coalition came under financial hardship in 2008 and was disbanded.

If selected I look forward to continuing to serve on the Board of Directors of DVE and ensuring that our neighborhood continues to be one of the best places to live.

Thank you for your consideration.

Chris Gober
386 Wieland Dr.
(505)459-0401 cell
(970)884-2353 home
cgober101@outlook.com

DEER VALLEY ESTATES PROPERTY OWNERS' ASSOCIATION

EMERGENCY CONTACT INFORMATION

LOT#(S) _____ NAME _____

ADDRESS _____

YEAR-ROUND RESIDENT? Y _____ N _____

ANY CHILDREN LIVING AT THIS HOME? NAME(S) AND AGE(S):

WHERE ARE YOUR CHILDREN DURING THE DAY? IF AT SCHOOL, PLEASE LIST SCHOOL(S) AND PHONE NUMBER(S):

ARE THERE ANY PETS IN THE HOUSE? Y _____ N _____ IF YES, PLEASE LIST TYPE OF PET(S) AND NAME(S):

DO YOU HAVE HORSES ON YOUR PROPERTY? HOW MANY? SUMMER OR ALL YEAR?

WHERE CAN YOU BE REACHED DURING THE DAY? (PHONE NUMBER) _____

DO YOU HAVE A 'LANDLINE'? Y _____ N _____ (PHONE NUMBER) _____

CELL PHONE NUMBER(S): _____

IS THERE ANY OTHER PERSON/NUMBER WE SHOULD CALL IN CASE OF AN EMERGENCY?

ARE THERE ANY SPECIAL NEEDS OR CIRCUMSTANCES YOU WANT US TO BE AWARE OF? i.e. OXYGEN TANK, WALKER OR WHEELCHAIR, ETC.

SIGNATURE

DATE

As you know, Deer Valley prides itself on being a very proactive subdivision in many ways. Given the anticipated increase in fire danger this summer, we would like to encourage each homeowner in Deer Valley Estates to consider completing an Emergency Contact Information Form which is attached. The information on this form would be of great assistance in the event of an emergency situation. It has been the practice of the DVE POA Board of Directors to use this information for emergency situations only. Communication is critical in all emergencies, and we hope you will consider returning this completed form at your earliest convenience.

You can return your form to the Association in one of two ways:

- Mail to P. O. Box 1252, Bayfield, CO 81122
- Deliver to the Association's Secretary, Teresa Downing at 1109 Beaver Creek Drive, Bayfield, CO. 81122

Shelly Faris
74 Beaver Creek Dr
Shellyfaris46@gmail.com
970-759-5607

I would like to introduce myself for consideration of election to the board of the Deer Valley Estates HOA board. I purchased my home and property in 2015 and, as many know, have put a lot of time and effort into renovations and improvements to the property. Our homes most times are our largest investments and our havens. I am excited to see so many new homeowners and neighbors coming into our community. I think most of us made the move to "the country" for a simpler and easier way of life.

I am pursuing a seat on the board as I would like to see and ensure that all members, old and new alike, have a voice regarding decisions, implementation, and changes to our CCR's and covenants. With new owners and neighbors come new and exciting fresh ideas. My hope is to see a more open and collaborative concept to members meetings that promote constructive conversations around wants and needs for all in our beautiful community. Having grown up coming here in the summer to stay with my grandparents then locating permanently after college I feel I have an open perspective to all ideas and suggestions. I also feel that anyone that serves as a board member or on a community committee is honor bound to represent and serve the entire membership they represent.

Below is a bit about my professional experience. Please consider me for one of the open board member seats for our HOA. If you have any questions or concerns please do not hesitate in contacting me via phone, text or email as listed above.

Statement of qualifications:

- Was on the board and assisted with the creation of the Bella Vista HOA
 - Homeowner 10+ years
 - HOA created after first 5 years
- Have lived in multiple HOA neighborhoods in La Plata county in last 30+ year
- Have worked in various positions of management for nearly 30 years for the same employer
 - Direct report management/oversight ranging from 3-25 people
 - Participation in annual budget preparation
 - Participation in review/analysis/implementation of change to various problem-solving initiatives
 - Have written and implemented changes to 40+ processes for workflow and detailed expected work product deliverables
 - Participation in project reviews, including oversight and execution

23 June, 2021

To the Board of Directors Deer Valley Estates

I have reviewed the following financial data for the POA:

- current reconciliation of the operating accounts
- current reconciliation of the reserve accounts
- current year actual reserve funds and expenses compared to the current year budget
- review an income and expense statement for the operating and reserve accounts

In my opinion, the accounts referred to above present fairly, in all material respects, the financial position of Deer Valley Estates as of 31 May, 2021 and sufficient internal controls are in place.

Rochelle (Shelli) Williams, CPA (retired)



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🔔 Notifications

👤 Log in ▾



For Home

For Business

Recycle Right

Inside WM

Support



SUPPORT

Expand

🌿 COVID-19

WM New to Waste Management

👤 Account

💰 Billing

🗑️ **Products & Services**

Compactors

Bagster® bag

Managing your Dumpster

Check Service Availability

Permanent Dumpster

Recycling

Temporary Dumpster

💬 Service Questions

📱 On Your Mobile Device

👥 Community Involvement

🔄 FAQs

Topics / Products & Services / Temporary Dumpster

WHAT ARE UNACCEPTABLE MATERIALS FOR TEMPORARY DUMPSTERS?

Hazardous materials are prohibited for disposal through your rented dumpster.

Here are some general examples of items that are **NOT** allowed:

- Aerosol cans
- All liquids
- Animals
- Antifreeze
- Appliances
- Asbestos
- Barrels
- Batteries
- Chemical products
- Computers
- Contaminated oils (mixed with solvents, gasoline, etc.)
- Dirt
- Fluorescent tubes
- Hazardous waste
- Herbicides and pesticides
- Industrial waste
- Lubricating/hydraulic oil
- Medical waste
- Microwaves
- Monitors
- Motor oil
- Oil filters
- Other flammable liquids
- Paint (except completely dried latex paint cans, no liquids)
- Petroleum-contaminated soil/lead paint chips
- Propane tanks
- Radioactive material
- Railroad ties
- Solvents
- Televisions
- Tires
- Transmission oil
- Yard Waste not available in MN, ND, SD, and WI

Keep in mind that larger dumpsters (30+ Yard Containers) may also prohibit additional materials, such as:

- Concrete
- Bricks
- Demolition material (for Construction Debris specific acceptable/unacceptable materials, [click here](#)).

Feedback

Please see www.wm.com for the latest version of this information.

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For Home

For Business

Recycle Right

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Support



WAS THIS ARTICLE HELPFUL?



CONNECT WITH US

PHONE

EMAIL & FAQ

< (970) 247-1821

We're dedicated to providing best-in-class service and making your life a little easier. Have a question? Visit our support center or start a chat with a Waste Management representative.

QUICK TOPICS

[COVID-19 >](#)

[Drop Off Locations >](#)

[Recycling Guidelines >](#)

[Get a Container >](#)

Feedback



🇺🇸 ENGLISH ▾

PRODUCTS & SERVICES

- Trash Collection & Recycling for Home
- Waste Disposal & Recycling for Business
- Roll-Off Dumpster Rental
- Bulk Trash Pickup
- Construction Waste Disposal
- Bagster - Dumpster in a Bag
- eWaste

CUSTOMER SUPPORT

- Pay My Bill
- Manage My Account
- Log In to My WM
- Customer Support
- Request an Extra Pickup
- Missed Pickup
- Frequently Asked Questions

QUICK INFO

- Recycling 101
- Our Service Areas
- Drop-Off Locations
- Service Notifications
- 10 Yard Dumpster
- 20 Yard Dumpster
- 30 Yard Dumpster



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