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**Board of Directors Meeting**

Wednesday February 16, 2022 – 6:30 PM

VIA ZOOM

**Meeting Minutes**

**From:** Mark Wagner - Vice President

**Board/Committee Members Present**

Chris Gober, President

Mark Wagner, Vice-President

Shelly Faris, Director

Karl Schreiber, Director

Paul Duggan, Treasurer

**Property Owners Present**

Paul and Betsy Romere

John and Terry Beebe

Bill and Lori Swapp

Chris Tipton

Les and Linda Kole

**Meeting called to Order**

By Chris Gober, President, at 6:30 PM

**Additions/Deletions to Agenda:**

* Shelly Faris asked to add the Board responsibilities. Discussion on that topic was added to the open discussion portion of the meeting.

**Approval of January Meeting Minutes**:

* Mark Wagner made a motion to approve the January 18, 2022, DVE Board of Directors Meeting Minutes, as amended, and Karl Schreiber seconded. The motion carried 4-0.

**Treasurer’s Report** – Paul Duggan

As of February 16, 2022, for FY 2021-2022:

The following excludes trash fees:

* Revenues - $65,023.01
* Expenditures – $15,016.19 (YTD)

January 18, 2022 – February 16, 2022: $4,830.00 snow plowing, $39.00 admin costs ($10.00 Incorporation Fee to the Colorado Secretary of State, and $19.00 to the Colorado Division of Real Estate to register the POA), 6.00 federal taxes on interest, $23.89 gate electricity.

* Ending Cash Balance (including carryover) - $52,467.06

The following are trash fees:

* Revenues - $7,608.00
* Expenditures - $3,381.92
* Ending Cash Balance (including carryover) - $7338.32

Total Ending Cash Balance in checking account - $59,805.38

Reserve Fund remains the same:

* Reserve Fund Total – $32,651.15
* 1 CD in the amount of $12,300.00 for 15 months
* 1 CD in the amount of $12,300.00 for 27 months
* 1 CD in the amount of $5,982.15 for 42 months
* Reserve Fund in savings account $2,069.00

The Special Assessment of $92,400 for Fiber Optic Internet Installation has been fully paid by all Property Owners. Current balance with interest added is $92,425.55

Karl Schreiber asked about the Legal Fees portion of the budget. Paul Duggan explained that we budget $2,000.00 every year for legal fees that might be incurred.

Paul Duggan left the meeting after his report. Mark Wagner will update him on the rest of the meeting.

**Committee Reports**/**Board Reports:**

**A. Architectural Review Committee** – Bill Swapp

* Lot #68 – Will be sending the architectural drawings via email. Have not received them yet.
* Lot #48 – Will be sending the architectural drawings as well. Have not received them yet.
* Lot #26 – Exterior has been completed.
* Lot #29 – Driveway held up due to snow.

**B. Welcome Committee** – Lori Swapp (As reported by Shelly Faris.)

* Shelly Faris will help Lori Swapp update new owner info during the spring. Everything was delayed due to Covid and the winter season. Lori and Shelly will get caught up in spring with new owner packets for those owners that have not received them yet.

**C. Wildfire Adapted Partnership** – Les Kole

* Prior to the next Board meeting, Les will forward the annual report for 2021.

**D. Road Maintenance** – Chris Gober

* The Road Maintenance Committee will meet on Wednesday March 2, 2022, at 6:30 to discuss:
* Spring roadwork with the snow plow costs over budget.
* Coordination with the fiber project.

**E. Snow Plowing** – Shelly Faris

* Nothing really to report as there hasn’t been any recent snow. We have spent so far $9,570.00 on snow plowing, which is currently $1,570.00 over budget.
* John Beebe asked about the breakdown between the costs of snow plowing and snow pushback.
* Shelly and Mark had met with Chuck after the December snow and decided to do the pushback. In the future we will clarify the cost of the pushback. The cost of the pushback is in our contract with ABL Solutions (Chuck Colby).
* Bill Swapp commented on the fact that the roads look great and much better than in the past.

**F. Workdays** - Chris Gober

* It was brought up that we should schedule a small, short workday to paint yellow lines on the asphalt on the bridge. We’ll likely need to wait for some warmer weather.

**G. Annual Meeting -** Board Member

Nothing to report.

**H. Special Projects -** Board Member

None scheduled at this time.

**I. Gates/Fencing** – Karl Schreiber

* Nothing to report at this time.

**Old Business:**

1. **Fiber Project –** John Beebe

* Vero has hired a new guy to oversee the installation of the fiber. Sid from Brainstorm brought him to see our project and meet John Beebe on Monday 2/7/22. Sid says that the new guy named Chris knows his stuff.
* Vero has signed a new agreement with the State. Vero is waiting on the State to sign the agreement. Vero will have a greenlight to get started as soon as the State signs the agreement. The project should get started this winter.
* Fiber conduit has been purchased and will be delivered when the agreement is signed by both parties. Because the conduit is coming from Montrose, there shouldn’t be any delay.
* The Contractor has been approved by Vero. Chris has met with the contractor.
* Sid said that all of the stars are aligned. The sun is still out so the stars are hard to see!

**2. Signage Throughout DVE** –Shelly Faris

* Discussion continued from our last meeting among the Board members regarding types and costs of signs that were researched by Karl and Shelly.
* There are 11 speed limit signs in the subdivision. There are two posts that might need some maintenance.
* The Board decided to hold discussion on any actions until we are finished with the snow season and see where we stand with the snow plow budget already being over budget. We’ll talk more in detail at the spring planning meeting.

**3. Vacant Board Position**

Les Kole has submitted his statement of qualifications for the vacant Board position. After a short discussion Mark Wagner made the motion to appoint Les to the remainder of Clark Roach’s term and fill the vacant Board position until new elections are held (Annual Meeting). The motion was seconded by Shelly Faris. The motion carried 4-0. Congratulations and thanks were expressed to Les.

**4. Keypad for Gate –** Chris Gober

A new keypad was installed and is the gate is functioning fine. There was no charge as the old keypad was still under warranty.

**New Business:**

**1. Spring Panning Meeting** – Chris Gober

After Discussion, the Board set a date of Saturday March 5, 2022, at 9.00 AM, to have our spring planning meeting. The meeting will be a Zoom meeting.

**2. Secretary Position** – Board

* The Board discussed the open Secretary position.
* Mark Wagner will take care of the meeting minutes in the interim.
* It was decided to put together a list of responsibilities that would not be as daunting to present to owners.
* Mark Wagner will form a list and discussion points for the planning meeting on March 5, 2022.

**Discussion - Open Form**

* Shelly Faris brought up taking a look at the Board duties and responsibilities at the planning meeting.
* Mark Wagner informed the Board that he has filed a claim. on behalf of DVE, in the Zoom class action lawsuit. We are eligible for a cash payment after the settlement has been approved and the number of valid claims is determined.
* The subject of allowing farm animals in DVE was brought up. This would be chickens and goats, no large animals. The CCRs would have to be changed and voted on by the property owners.
* The Board decided to move our next regular Board meeting to Wednesday March 23, 2022 instead of Wednesday March 16, 2022. This will allow the Board to gather information on the topics discussed at the planning meeting on March 5, 2022.
* There was discussion on maintain the planning calendar, keep it updated and sent out to property owners with the agenda for every regular Board meeting. This will be further discussed at the planning meeting on March 5, 2022.
* There will be a Fiber Project update on a monthly bases, or more frequently if necessary.
* There is another lot in escrow with a potential closing date of February 27, 2022.

Meeting was adjourned at 7:23 P.M.

**Next Meeting is scheduled for Wednesday March 23, 2022, at 6:30 PM, via Zoom.**