[**www.deervalleyestates.net**](http://www.deervalleyestates.net)

**Board of Directors Meeting**

Wednesday April 20, 2022 – 6:30 PM

VIA ZOOM

**Meeting Minutes**

**From:** Mark Wagner - Vice President

**Board/Committee Members Present**

Chris Gober, President Paul Duggan, Treasurer

Mark Wagner, Vice-President John Beebe, Fiber Project

Les Kole, Director Bill Swap, Architectural

Karl Schreiber, Director

Shelly Faris, Director

**Property Owners Present**

Paul and Betsy Romere

Terry Beebe

Linda Kole

Harold Mullen

**Meeting called to Order**

By Chris Gober, President, at 6:30 PM

**Additions to Agenda**

* No additions to the agenda.

**Secretary Report**

* No report as we still don’t have a secretary.

**Approval of March 23, 2022 Board Meeting Minutes**

* Les Kole made a motion to approve the March 23, 2022, DVE Board of Directors Meeting Minutes and Karl Schreiber seconded. The motion carried 5-0.

**Approval of April 4, 2022 Special Board Meeting Minutes**

* Les Kole made a motion to approve the April 4, 2022 planning meeting minutes and Karl Schreiber seconded. The motion carried 5-0.

**Treasurer’s Report** – Paul Duggan

As of April 20, 2022, for FY 2021-2022:

The following excludes trash fees:

* Revenues - $66,205.00 (YTD)
* Expenditures – $23,000.94 (YTD)
* March 23, 2022 to April 20, 2022: $1,040.00 snow plowing, $6,295.25 Mailboxes, $25.23 gate electricity.
* Snowplowing costs will finish $3210.00 over budget for the season. Season total $10,170.00
* Ending Cash Balance (including carryover) - $45,664.29

The following are trash fees:

* Revenues - $7,872.00
* Expenditures - $4,758.76
* Ending Cash Balance (including carryover) - $6,153.48

Total Ending Cash Balance in checking account - $51,817.77

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 $92,433.19

* Zoom renewal in the amount of $157.25 has been paid and will be reflected on the next Treasurer’s report.
* An additional $82.00 in revenue has been received (a forward monthly dues payment from an owner). This will be reflected on the next Treasure’s report.
* New signature cards are being updated at the bank.
* Paul and Mark worked on a preliminary 2022/2023 budget. Paul will email the budget to the Board.
* Gate transmitters are also now available as key fobs. We will have to order some.

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

**A. Architectural Review Committee** – Bill Swapp (as reported by Chris Gober)

* Lot #68 – The driveway and culverts are going in.
* Lot #43 – Construction of a carport vehicle shelter has been approved.
* Lot #29 – Construction drawings have been submitted.

**B. Welcome Committee** – Lori Swapp/Shelly Faris

* Shelly did a reconciliation with the older property owners lists to the current list to determine new owners.

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

* Southwest Colorado is currently very dry. Fires are around us. It is important to remove pine needles around the structures and move any firewood away from structures. The strong winds have blown down trees in DVE.

**D. Road Maintenance** – Chris Gober

* Nothing to report as of now.

**E. Snow Plowing** – Shelly Faris

* After exceeding the snowplow budget this past season, we should take a look at an increase in the snowplow budget for 2022/2023.

**F. Workdays** - Chris Gober

* We will need to plan a workday in May for weed spraying. We will need to purchase the recommended chemicals for spring weed spraying.

**G. Annual Meeting -** Board Member

* Chris Gober will be working on the President’s letter.
* Mark Wagner will be working on the Annual letter calling for statements of qualifications for the two Board openings.

**H. Special Projects -** Board Member

* The gate chain is loose. The chain is flopping around when the gate is opened or closed. A new roller has been ordered.

**I. Fencing/Security** – Karl Schreiber

* There is some down fence on Spur Lane.
* Karl will be checking the fence and making any necessary repairs.
* Karl will communicate to Chris or Mark when he plans to work on the fence. An email will be sent out to the owners making them aware that he will be on the Forest Service side of the fence line.

**Old Business:**

**1. Fiber Project –** John Beebe

* All good news!! 2-1/2 miles of conduit has been laid down with one mile to go (Spur Lane, Lower Beaver Creek Drive and Wieland Drive).
* The remaining conduit will be trenched and laid on the side of the roads instead of continuing down the center of the roads. This will be easier and faster.
* We are waiting in the Equipment Cabinet that will receive the signal.
* The actual fiber cable has not arrived yet, but is due soon.

**2. Board Duties and Responsibilities Policy** – Chris Gober

* Tabled for now so Board members can further read the draft and study for future discussion and input.

**New Business:**

**1. Mailboxes** – Karl Schreiber

* We have ordered and paid for the three new sets of mailboxes. The two free ones from the Post Office are being stored on Karl’s property. The hardware has also arrived.
* Installation location of the new mailboxes will be moved closer to the fence.
* Research is need on how many newspaper boxes are being used.
* It was suggested that a group of people meet at the current mailboxes to draw up a plan.
* We will also need to be aware of snow removal when we place the new mailboxes in a new location.

**2. Gate Remotes and Mosquito Pellets** – Mark Wagner

* Mark and Paul Duggan discussed during their FY2023 budget planning meeting that we should move the gate transmitters and the mosquito pellets from the budget and handle them as a pass through. This would be listed the same way that the trash pass through is incorporated into the Treasurer’s report. It has been decided to keep both items in the budget as they have been.
* Paul Duggan will email a letter to owners that have ponds reminding them that mosquito pellets are required in the ponds.

**3. Bridge Insurance –** Chris Gober

* For $500,00 coverage the annual premium is $1620.00. This is only an estimate. The deductible is still to be determined.

4. **Speeding within DVE** – Shelly Faris

* It was brought up that decreasing the speed limit to 15 mph might help reduce speeding.
* Speeding does do damage on the roads.
* John Beebe brought up the fact that through the years there has been numerous reminders to owners about speeding in both regular Board meetings and the Annual meeting.
* It was suggested that we might change around the signs.
* The biggest violators of the speed limit are UPS, FedEx and contractors.
* There is concern that if we don’t enforce the speed limit, as per our CCRs, then how do we enforce other covenants.
* Shelly has volunteered to call UPS and FedEx on a weekly basis to complain about their driver’s speed in DVE.
* It was brought up that we could add a red “Slow Down” sign to the top of our current speed limit signs.
* It was mentioned that we could send a survey to all of the owners asking them for their input into what could be done to reduce the speeding.
* Mark asked Karl and Shelly to put together something written to send to the owners.
* Shelly will put together a draft and send it to the Board.

**Discussion - Open Form**

* It was brought up that our road structure/bed is really good. This is from the information received by the contractor doing the fiber install.
* We have a very good three-inch base on our roads that hold up well during the “mud” season of the spring snow melt. During the fiber install it was realized that we don’t have a lot of gravel on the roads.
* The road plan will be discussed in Spring 2023 when we will have more information on the condition of the roads after the fiber install and the costs of materials.
* Karl brought up revising the road plan (scaling it back) and allow for some saving to put away. And not to have an aggressive road plan. The Board did vote in March to put the road money into the savings.
* It was pointed out that we are currently doing the minimum maintenance that is required for the roads.
* Shelly brought up that Chuck Colby (our snowplow driver) has quite a bit of knowledge about roads and has a relationship with Matt Leeder. He has volunteered to attend a Road Maintenance meeting to bring some ideas to the table.

**Adjournment**

Meeting was adjourned at 7:42 PM

**Next Meeting is scheduled for Wednesday May 18, 2022, at 6:30 PM, via Zoom.**