DVE Board meeting

4/19/23

Attendees:

Board Members: Mark Wagner, Michael Blankenship, Kathy Rall and Shelly Faris. Les Kole was absent.

Residents: Paul & Betsy Romere, John & Terry Beebe, Beverly Wagner, Chris Gober, Chris Tipton

Call to order @ 6:35

Approval of 3/24/2023 meeting minutes, Kathy motion, Michael second, motion carried 3-0 (Shelly was not present at the time).

Treasurer’s Report: Paul Duggan

Administrative costs: postage, printing of packets, and zoom cost

Reserve fund Balance: $ 26,743

Committee/Board Reports:

1. Arch committee- Michael; Paint color on lot #29 was approved that should not have been approved, Board will review.
2. Welcome Committee - Lot 62 is in escrow; Wayne Lane’s lot he quit claimed it to his son and son is selling it. DVE needs 2 transfer fees at closing.
3. Road Maintenance - See discussion below in Old Business
4. Snow Plowing: well over budget
5. Work days: Mark will be back next week, April 25th. Meeting with Danny Dehondt on culverts.

Tom Angevine offered use of his tractor for pothole filling. Paul Romere volunteered his tractor as well.

1. Fencing/Security- Spoke to Les about walking the fence line, he is not to worry. Mark Wagner will be meeting next week to walk the perimeter fence. Tom Angevine volunteered to walk the fence line also.
2. Firewise-Les Kole: Upper Pine River Fire Department Chief Evans wanted to know if the community would like to participate in a community fire wise project
3. Annual meeting – May 15th Mark will send out Agenda and calls for Board members

Old Business:

1. Spring Road Maintenance-

Michael Blankenship: No bids from F&M Construction or Planet Excavation. CRG put in a bid. CRG put in the winning bid, the other two were too busy to bid. John: CRG- Tim McCoy is well known as doing a great job on the grader. Looking at the budget spreadsheet #5; Blade work, etc, came in under budget. Our Estimate $86,064.95, Final Bid came in at $83,441.20 with a $3623.75 cushion.

Michael; the mobilization cost is pretty standard and the bid is good. this gives us some $$ for signage.

Shelly ??- one of the spreadsheets said DVE is responsible for gravel, Michael clarified DVE is responsible for purchase. Michael motion, Kathy second to approve the contract. Motion carries 4-0.

New Business:

1. Potential Flooding from snowmelt in DVE- Mark Wagner showed video of April 2019, Mark has a video from 4/27/23. Paul Romere remembered the year 2000 or so, the flow was only ” from the bottom of the bridge. John spoke to Bill Silva across the highway from DVE; he confirmed what Paul said; he has seen the water close to the bottom of the bridge. John Beebe-DVE put 2 I-beams under the bridge since the last high flooding. LPEA power line poles would be repaired by LPEA, these poles have withstood all the flooding. John Beebe talked about an alternate exit from DVE- we could use the upper gate on the top of Beaver Creek Drive. Board might want to find out: if/when/where the cattle are at the time we would need to exit. DVE can get with the Forest Service to see what DVE needs to be done in an emergency evacuation. Chris Tipton- need universal key to unlock the gate at the top of the road. Mark- snow melt is ending on the top of the neighborhood. Michael; the culverts are working well. Bottom Line: DVE will continue to monitor the flooding event. Private culverts will need to be reviewed. Mark will give a synopsis for the DVE neighborhood. John Beebe: big power poles were replaced 2014 and 2016, the ones in floodplain soil were placed in special anchors.

Paul Romere- flood plain and locating the house there, but Paul called the county and they said where Shelly’s house has not been designated as flood plain.

Mosquito Pellets: Paul Duggan, DVE residents that have ponds. Budgeted $800 and cost is $840 for pellets, this is a pass-through cost. Each pellet covers 100 sf, good for 5 months. Put them out Between May 1 and May 15.

Closing out PO Box in Bayfield: DVE mailing address is now physical address on Beaver Creek Drive. There were 2 keys for the Town mailbox.

We will use both email and snail for the assessment notices for FY2024.

Discussion:

Open Forum-

Kathy brought up DVE Board meeting time and date. No one wants to work on a Saturday. All the other Board members are fine with the current Board meeting date/time. Discussion with the Board about changing the time to 6 pm.

Planning meeting: Potentially Saturday May 6th.

John Beebe: neighbor Tom Angevine walked through the forest and is concerned about the slash piles. Chris Tipton talked with District Ranger about the slash piles around DVE. Forest service is in a state of flux/transition. Staffing issues are restricting burning the slash piles. The fuel on the ground will not lead to crown fires because the FS has reduced the fuel load around the slash piles. New Forest Service Ranger: Nick Glidden. John; get funds from the Feds to the fire district to perhaps burn the piles. Chris Tipton - Talk to Brent.

Adjournment: 7:43 PM

 Motion to adjourn made by Kathy

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|  **DEER VALLEY ESTATES PROPERTY OWNERS' ASSOCIATION** |
|  |
|  **FINANCIAL STATEMENT** | **2022-2023** | **2022-2023** |  |
| **Cash Balance as of 10/1/22 (carryover)** |  |  **$ 3,929.60**  |  |
|   | **Budget** | **Actual** |  |
| **REVENUES** | **9/30/2023** | **4/19/2023** |  |
| **Gross Annual Assessment Income - 84 Lots - $70/Month** |  **$ 70,560**  |  |  |
| **Discount for annual pre-pays (estimate 76 lot owners)** |  **$ (2,280)** |  |  |
| **Anticipated assessments income** |  **$ 68,280**  | **64,985.30**  |  |
| **Assessments paid beyond FY**  |  | **13.45**  |  |
| **Transfer from Reserve Fund - Mailbox Project** |  | **431.92**  |  |
| **Transfer from Savings-Road Work** |  | **549.87**  |  |
| **Gate Transmitters** |  **$ 300**  | **0.00**  |  |
| **Interest - Bank Account Earnings (checking)** |  **$ 30**  | **3.83**  |  |
| **Lot Transfer Fees** |  **$ 100**  | **150.00**  |  |
| **Mosquito Control Pellets** |  **$ 250**  | **0.00**  |  |
| **Other Income** |  **$ 36**  | **77.00**  |  |
| **TOTAL REVENUES (not including trash -- see below)** |  **$ 68,996**  | **66,211.37**  |  |
|   |   |   |  |
| **EXPENDITURES** |   |   |  |
| **Administration Costs (**Bank Fees, Copying, Postage, Zoom |  |  |  |
|  P.O. Box, State Corp. Fee, Supplies, Quicken software) |  **$ 500**  | **683.83**  |  |
| **Annual Meeting - Meeting & Refreshments** |  **$ 100**  | **0.00**  |  |
| **Bridge Inspection** |  **$ -**  | **0.00**  |  |
| **Bridge Repair** |  **$ -**  | **0.00**  |  |
| **Federal Taxes - Tax on Interest Income** |  **$ 150**  | **31.00**  |  |
| **Legal Fees**  |  **$ 2,000**  | **210.00**  |  |
| **Liability Insurance** |  **$ 1,300**  | **1,326.00**  |  |
| **Mailbox Project** |  | **431.92**  |  |
|  Mail Boxes |  | 0.00  |  |
|  Concrete |  | 0.00  |  |
|  Other Materials |  | 431.92  |  |
| **Mosquito Pellets** |  **$ 800**  | **0.00**  |  |
| **Overpayment returned to Owners** |  | **0.00**  |  |
| **Reserve Fund** |  **$ 2,048**  | **2,074.00**  |  |
| **Road Maintenance:** |   |  |  |
|  Road Signs | 0  |   |  |
|  Culvert Repair | 0  |   |  |
|  **Spring Road Maintenance** | **52,848**  |   |  |
|  Binder | 16,911  |   |  |
|  Gravel | 21,139  |   |  |
| Preparation | 14,798  |   |  |
|  Misc. |   |   |  |
|  Snow Removal | 8,000  | 22,605.00  |  |
|  Weed Control - Spraying Easement | 300  |   |  |
| **Road Maintenance Total** |  **$ 61,148**  | **22,605.00**  |  |
| **Security:** |  |  |  |
| Electricity for Entrance Gate & Light | 350  | 172.69  |  |
|  Fencing | 200  |   |  |
|  Gate, Locks & Entrance Light Maintenance | 100  |   |  |
|  Gate Transmitters | 300  |   |  |
| **Security Total** |  **$ 950**  | **172.69**  |  |
|  **TOTAL EXPENDITURES (not incl. trash -- see below)** |  **$ 68,996**  | **27,534.44**  |  |
|   |  |   |  |
| **NET GAIN (LOSS) [Revenues - Expenditures]** | **$0**  | **38,676.93**  |  |
| **Ending Balance -- General Account** |  | **42,606.53**  |  |
|  |   |   |  |
| **TRASH ACCOUNT** |   |   |  |
| **Trash Carryover as of 10/1/22** |  **$ 3,299**  | **3,299.38**  |  |
| **Trash Revenue - $12.00/Month (58 Residents)** | 8,496  | 8,196.00  |  |
| **Trash Dumpster Rent / Disposal - WM** | 8,570  | 5,265.26  |  |
| **Ending Balance -- Trash Account** |  **$ 3,225**  | **6,230.12**  |  |
|  |  |  |  |
| **ENDING CASH BALANCE FY 9/30/23** |  **$ -**  | **48,836.65**  |  |
|  |  |  |  |
| **Total cash balance in checking account** |   | **48,836.65**  |  |
|  |  |  |  |
| **RESERVE FUND** |  |
| **Reserve Fund (27 month CD issued 8/2/21, matures 11/2/23)** |  | **12,300.00**  |  |
| **Reserve Fund (42 month CD issued 8/2/21, matures 2/2/25)** |  | **5,982.15**  |  |
| **Reserve Fund (put into savings account 12/7/2021)** |  | **2,069.00**  |  |
| **Reserve Fund (put into savings account 10/20/2022)** |  | **2,074.00**  |  |
| **Amount remaining from Closed 15 month $12,300 CD (Mailbox Project)** | **4,318.07**  |  |
|   | **Reserve total** | **26,743.22**  |  |

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| **SAVINGS ACCOUNT** |
|  |  | **Actual** |
| **Beginning Balance - 9/30/2021** |   | **9.73**  |
| **Special Assessment - Fiber Optic Internet Installation** |  | **92,400.12**  |
| **Reserve Fund - Transfer in 12/07/2021** |  | **2,069.00**  |
| **Reserve Fund - Transfer in 10/20/2022** |  | **2,074.00**  |
| **Close $12,300 CD - 6/24/2022 - net proceeds ($38.44 int., $21.23 penalty)** |  | **12,317.21**  |
| **Road Fund - transfer unused budget amount in - 6/27/22** |  | **49,610.11**  |
| **Interest - October 1, 2021 - present** |  | **77.47**  |
| **Payment to Vero - Fiber Optic Internet Installation** |  | **(91,850.25)** |
| **Transfer Residual Fiber Optic Installation funds to Checking - Road Work** |  | **(549.87)** |
| **Transfer Reserve Fund Monies into Checking - Mailbox Project** |  | **(7,999.14)** |
| **Total Remaining in Savings Account** |  | **58,158.38**  |