**Board of Directors Meeting**

Wednesday May 17, 2023 – 6:00 PM

Wagner Residence, 617 Beaver Creek Drive and VIA ZOOM

**Meeting Minutes**

**Board/Committee Member Present**

Mark Wagner, President Bill Swapp, ARC Committtee

Shelly Faris, Vice President Lori Swapp, Welcome Committee

Les Kole, Director

Michael Blankenship, Director

Kathy Rall Director

Paul Duggan, Treasurer

**Property Owners Present**

John & Terry Beebe

Linda Kole

Jerry & Carolyn Libit

Paul & Betsy Romere

**Called to Order: 6:04 PM**

**Welcome/Introductions**:

Opening Remarks

**Approval of the Agenda:**

Mark added the LPEA Ballot under New Business and the Mailboxes Project under Old Business.

**Approval of Minutes:**

Approval of April 19, 2023 Board Meeting minutes

Michael made motion to approve, Shelly seconded, Motion carried 5-0

**Treasurer’s Report (attached at the end of these minutes) –** Paul Duggan

 3 additions to the revenue side of the budget:

 Lot 62 changed hands twice in 3 months, received $100 transfer fee

 $$ for mosquito pellets

 $600 from resident who bought gravel from DVE

 One Deletion from expenditures- 1st Check for $36,328.26 for C&J gravel to be delivered tomorrow for all gravel work including 2 loads delivered to property owner for $609,

Mark: balance $35,719, less than $400 over projected gravel costs.

Call for motion, no.

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

1. Architectural Review Committee – Bill Swapp
	1. Bill- 2 lot owners dispute over their lots- need surveyor Lot 48&49
	2. Al Stewart has a green-house that was approved
	3. Brian Ferguson changing water drain from his (Al Stewart’s) driveway- approved
	4. Handout to Board Members: Lot 29, Vicki Holmes new home. Changed her house colors to black/gray which was approved. However, she changed the paint color to white. The colors approved are not the ones the house was painted. Michael, John, Bill talked about this and Bill developed the page note and delivered it to Vickie. Added 2nd covenant regarding paint colors. The colors were approved even though they do not look like the colors in the email. Letter delivered to her stated that the Arc Committee approved the color so she does not have to repaint. No more homes in Deer Valley will be allowed to be white. The PDF of the ARC Committee communication is at the end of these minutes.
	5. John- the colors were approved by 2 of the 5 ARC committee members.
	6. John- Need to develop SOPs for the DVE committees to codify how the neighborhood operates.
	7. Shelly- if the house were in a different location in the DVE, no one would even see it.
	8. Mark: will draft a note to require paint chips from this point forward.
2. Welcome Committee – Lori Swapp
3. Lori- Lot 62 recently changed owners, vacant lot. Mark- DVE will a welcome packet to new property owners.
4. Road Maintenance – Michael Blankenship
* 2023 Road Work Recap- the road work was done appropriately. C&J charged us an upcharge because the turnaround time of the trucks was not our fault. Split the difference for $1500 to the DVE. 2% discount for paying with cash. Shout out to Brian Ferguson.
* Road Signs
1. Michael: go with Clark’s approach of ask nicely at the gate for delivery vehicles. Has scanned plans for sign locations. Need a bit more money in addition to the $500 for the signs from the road maintenance funds. Need approval for additional funds? Terry: cost of the asphalt was put into the mailbox costs.
2. John- Paul Duggan came up with $90k+, spent roughly $82k for the roadwork. Leaves a balance of road funds. Paul- did that reflect the snow removal costs? Roadwork came in $3,623 less than the bids. Minus the cost of the asphalt for the front gate area, there should be funds available for signs. Mark will confer with Paul Duggan.
3. Workdays – Board Members

Mark- talked with Danny Dehondt for next week to drive through DVE for an idea of what to do with the culverts in order to get a game plan going. Kevin has plans for the culverts/fiber pad (?). John- DVE should think about painting the fiber equipment pad. Talked to Vero about installing the pad, DVE can paint it if we want to, but needs to be coordinated with VERO.

* Fiber Equipment Pad
* DVE Roads Culverts
1. Fencing/Security – Les Kole/Mark Wagner
2. Mark- all perimeter fencing is in great shape, everyone on the perimeter checked their fencing. Michael/Brian made repairs where needed.
3. Firewise – Les Kole/John Beebe
* May 2, 2023 Upper Pine River FPD Meeting Recap- John- May 2, 23 DVE residents met at Upper Pine Admin Building to discuss future fire fighting and for the ISO process. UPFD went over the budget, service plan, strategic plan; new fire station in Bayfield. SWOT to provide input from DVE residents to the UPFD. Docs are available at the admin building for UPFD.
* Mark- always took fire management in Flagstaff for granted. The meeting was very informative.
* Post UPRFPD Annual Report on the DVE Website- YES. UPFD uses FB to communicate with residents. They plan to have several more meetings with neighborhoods. Jerry Libit will help

CWPP Update- CWPP was adopted more than 10 years ago, needs to be updated.

Co Forestry provided a template for CWPP renewal. To the Board for approval then approval by the state.

Mark- No work on slash piles until snowfall.

John- asked Chief Evans about FD coming out and burn the piles, FS said **absolutely not.**

**Old Business**:

1. Mailboxes project
2. Mark- Bollards need to be installed.
3. Michael- smooth face of old concrete and sealcoat over it. Bush hammer will be used to shave the concrete and then seal it.
4. Mark- can DVE seal the cracks themselves? Michael- needs to be done by a professional.

**New Business**:

1. Annual Meeting

-Saturday August 5, 2023

- -In Person – Lion’s Club. Pot Luck at 11:45 AM.

-Meeting at 1 PM Meeting Announcement and Call for Qualifications- 3 Directors terms expiring, Michael, Shelly, Kathy. Submit Statement of Qualifications.

-Agenda

- -Pot Luck Organization- Welcome committee to organize, have $100 for necessities.

1. Paul- big white cooler for Annual meeting, where is it? Chris Gober’s house? Mark will check.
* Owner Education – UPRFDP (?) Copies of Annual Report available for Owners?
* LPEA Ballot to DVE and POA’s – Mark; no candidates for our district, there is a bylaw amendment; to align with state law to better confer with associates, and add email ballots. Yes vote updates the language.
* Paul- Betsy is very involved with the LPEA board, the language is very inclusive:
* Betsy- VOTE NO on the ballot. attends all LPEA board meetings, the ballot District 2 received only has bylaw change on it. Several bylaw changes should have been voted on separately.
* Current bylaws, 500 members of co-op can sign a petition. LPEA wants to increase to up to 4,000 members in order to call a special meeting.
* LPEA keeps shutting out the members through these actions. Nov 2022 Board meeting locks the doors for public. FERC; partial buyout plan was not approved by FERC. LPEA filed a suit against FERC to challenge the buyout decision. LPEA filed a 2nd request for buyout which was denied again by FERC. Betsy – feels that LPEA is talking about withdraw from Tristate totally instead of selling 50%. The rate LPEA pays from Tristate will increase significantly next year up to 15 to 17%. Lost Sue McWilliams as Board member for District 4.
* John- this scenario has been occurring for a long time, it’s no longer a “co-op”, it’s now in the hands of the people who have an agenda. Support voting NO.
* Shelly- Betsy thank you for the informative details.
* All Board members vote NO, Motion to VOTE NO approved by all Board members. Motion by Kathy, 2nd by Michael 5-0.

Mark- owner education for Annual meeting, include the FD info.

1. 2023-2024 Preliminary Budget]-Mark: is a work in progress, propose final budget at June meeting.
	1. From $8k to $15k for snow plowing, took off mosquito pellets (every 3 years), Spring road maintenance, (every 2 years?) Leaves $46,927 for road maintenance.
	2. Trash fees is a pass through, Paul created a spreadsheet showing an increase in trash $3/mo per owner paying for trash due to new contract with company.
	3. Paul- as per contract, where are the bear proof containers? Mark- he will check into it.

**Discussion** – Open Forum

1. Mark- Jerry thanks for fencing offer, lets meet to talk about the website. Lori Swapp- Does the plan include repairing street signs? Michael- going to evaluate each sign throughout the community. John- Paul Romere, do you still have the glass beads for the paint signs?
2. Pick up trash at the front of DVE along highway 160? Shelly picks up trash along the DVE Roads on the highway side. Add to workday on a monthly/quarterly basis. CDOT will give you the plastic bags and reflector vests.
3. John- Planning calendar; we need one for every month to go over at the meeting, ie; weed spraying needs to be accomplished. Shelly called the Extension office about the property adjacent to DVE has thistle problems. Shelly- Chris Gober said he will still do it, he has the weed sprayer at his house.
4. Paul Romere built and installed the road signs in 1998, they are showing their age, the posts are rotting out of the ground. Think about redoing the street signs.
5. Michael; Paul to go out and evaluate the signs with Michael.
6. Emil Maxton- send out the announcement.

**Adjournment**

 Adjourned at 7:41 pm.

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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** | **5/17/2023** |  |
| **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**  | **65,545.30**  |  |
| **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**  | **4.25**  |  |
| **Lot Transfer Fees** |  **$ 100**  | **150.00**  |  |
| **Mosquito Control Pellets** |  **$ 250**  | **85.02**  |  |
| **Other Income** |  **$ 36**  | **87.32**  |  |
| **TOTAL REVENUES (not including trash -- see below)** |  **$ 68,996**  | **66,867.13**  |  |
|   |   |   |  |
| **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**  | **858.77**  |  |
| **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  | 197.92  |  |
|  Fencing | 200  |   |  |
|  Gate, Locks & Entrance Light Maintenance | 100  |   |  |
|  Gate Transmitters | 300  |   |  |
| **Security Total** |  **$ 950**  | **197.92**  |  |
|  **TOTAL EXPENDITURES (not incl. trash -- see below)** |  **$ 68,996**  | **28,418.44**  |  |
|   |  |   |  |
| **NET GAIN (LOSS) [Revenues - Expenditures]** | **$0**  | **38,448.69**  |  |
| **Ending Balance -- General Account** |  | **42,378.29**  |  |
|  |   |   |  |
| **TRASH ACCOUNT** |   |   |  |
| **Trash Carryover as of 10/1/22** |  **$ 3,299**  | **3,299.38**  |  |
| **Trash Revenue - $12.00/Month (58 Residents)** | 8,496  | 8,280.00  |  |
| **Trash Dumpster Rent / Disposal - WM** | 8,570  | 6,065.26  |  |
| **Ending Balance -- Trash Account** |  **$ 3,225**  | **5,514.12**  |  |
|  |  |  |  |
| **ENDING CASH BALANCE FY 9/30/23** |  **$ -**  | **47,892.41**  |  |
|  |  |  |  |
| **Total cash balance in checking account** |   | **47,892.41**  |  |
|  |  |  |  |
| **RESERVE FUND** |  |
| **Reserve Fund (27 month CD issued 8/2/21, matures 11/2/23)** |  | **12,355.35**  |  |
| **Reserve Fund (42 month CD issued 8/2/21, matures 2/2/25)** |  | **6,027.02**  |  |
| **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** | **26,843.44**  |  |

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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** |  | **79.86**  |
| **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** |  | **58,160.77**  |

