**Board of Directors Meeting**

Wednesday September 20, 2023 – 6:00 PM

Wagner Residence, 617 Beaver Creek Drive and VIA ZOOM

**Meeting Minutes**

**Called to Order:**

**Welcome/Introductions**:

Opening Remarks

***Attendees:***

***Mark Wagner, Davia Richard, Les Kole, Michael Blankenship, Paul and Betsy Romere, Beverly Wagner, Linda Pampinella, Linda Kole, John Beebe, Bill and Lori Swapp***

**Approval of the Agenda:**

*Called to order: 6:04 Mark Wagner.*

**Approval of Minutes:**

Approval of July 19, 2023 Board Meeting minutes

*Approval; Les the motion, Michael seconded.*

*Approved 4-0.*

Approval of August 9, 2023 Special Board Meeting minutes

*Michael motion, Les seconded 4-0*

**Treasurer’s Report –** Paul Duggan (as reported by Mark Wagner)

*Mark reviewed the budget: income items, $34 for transmitter, $50 lot transfer fee for Ansons lot closing on 9/21. $92 for subway lunch for workday.*

* Review of the printed 9/8/2023 Treasurer’s Report

*John B- how do you handle receipts for owner’s dues for 2023? They are all paid*

*Mark- posted to October*

* Approval of the Treasurer’s Report

*Les motion, Michael second 4-0 approved*

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

1. Architectural Review Committee – Bill Swapp

*Randy & Davia Richard will put new propane tank between the shop and the garage; does NOT need to be approved by arc committee.*

1. Welcome Committee – Lori Swapp

*Welcome the 4 new 2023 residents.*

1. Road Maintenance Committee – Michael Blankenship

*Michael- no problems anywhere, culverts will be looked at.*

1. Snowplowing – Mark Wagner

*Snowplowing contract proposal a week prior to Oct board meeting*

1. Firewise – Les Kole

*Les- various weeds and oak brush throughout the subdivision, some lots have not mitigated. 39 lots need to be evaluated as far as mitigating. Turned over to Mark to draft a letter notifying owners. Linda P- their name is on the list? Is it just 100 feet out from the house all around? Les; used to be 30’, now is 100’ clearing around the structure. Looking at the whole lot, what about oak scrub along the roadway edge of the property. Linda- insurance company is saying 100’ from the house.*

1. Annual Meeting – Mark Wagner

*Mark- look at other location for meeting. The Lions Club was hot this past August.*

1. Workdays – Mark Wagner

*Mark- look at calendar simultaneously*

1. Calendar Review – Mark Wagner

*Mark reviewing work day calendar.*

*Finish out equipment pad with rocks on 9/30.*

*Workday scheduled on 10/21- culvert cleaning. Brain Ferguson will use his backhoe all day. Paul Romere has volunteered his tractor for use, he will be busy. Between everyone, we will have 2 tractors. Bollards for mailboxes; not scheduled for workday. Old concrete pad from old mailboxes; at the least we will get the concrete broken up and pulled out and covered with concrete patch. Sasquatch Asphalt Sealing at Lewis Merc looked good.*

**Old Business**:

1. Waste Management Bear Proof Dumpsters Update

*Mark- update; Shelly Farris is calling every week, there are no 8-yard bear proof dumpsters available in the 4 corners area. 2 6-yard dumpsters are not big enough. In contract, it states we need a bearproof dumpster, they are in breach of contract??*

**New Business**:

1. Reaffirm Committee Chairs-

*See the attached list. Reappoint Bill Swapp to Arc committee chair. Les motion, Michael 2nd 4-0 in favor*

* ARC Committee- *see list*
* Chair; *Bill Swapp*
* Members, *Les, John Beebe, Bob Pope, Michael*
* Welcome Committee- *see list, Michael motion, Kathy 2nd, 4-0 carries*
* Chair
* Members
* Firewise/Wildfire Adapted Partnership- *see list, Michael motion, Kathy 2nd, 4-0*
* Road Maintenance Committee- *see list, Les motion, Kathy 2nd, 4-0 carries*
* Chair
* Members
* Historian- *Paul Romere*

1. Reserve Fund Transfer for FY2023

*Mark- see attachment; CD maturing in Nov 23, savings acct- $2,069 + $2,074, closed CD remaining = $4,318. Total Reserve fund is $26,843.44. Cash balance- $7,881.12+ Assessments will be in FY24. John Beebe- bollard and driveway work will be expenses. FY23 expenses will carry into FY24; see attachment. Have not moved carryover into current year, Mark wants to get the monies deposited by 9/30/23 for FY23. See attachment. Board needs to determine what % of cash to invest in a FY23 CD.*

*Motion; $6,400 to reserve fund, Michael motion, Les 2nd, carries 4-0.*

1. Possible Change of Front Gate Code(s)

*Mark- change the code annually? delivery code- 7378, emergency- 0911, also need to change keylocks on the gate. Mark to come up with # combos. Linda P proposed-2379.*

1. No Illegal Dumping Sign at Dumpsters

*Mark- raised at the Annual meeting; just some sort of deterrent. Linda K; sign is a waste of money, suggest a camera to cover the dumpsters.*

1. Parameters For Using DVE Google Groups Email List

*Mark- see handout; discussed the problems of Nextdoor multiple times. Shelly has turned on GOOGLE GROUPS for all Property Owners. Set up a subcommittee to determine how to set up google groups.*

1. Solution for a Neighborhood Message “Board”.

*Mark- Use good neighbor board at dumpsters.*

1. Review of 2023 Preliminary CWPP (Community Wildfire Protection Plan)-

*Les- CWPP plan that needs to be updated for 2023. Adopted in 2009; there was no adopted plan in the 4 corners area, so no criterion to follow. Les reviewed Co and other states CWPP. Doc needs to be updated every 5 years, State Forestry put together standards to update docs. Draft doc will be sent out electronically. The update will be an addendum. John Beebe; in future 5 year increments, the doc will be continuously updated. Doc deadline; Oct 23.*

**Discussion** – Open Forum

*Linda Pampinella- wants to discuss the internet going out every time a storm hits.*

*Last Tuesday; 9/12 the internet was out all day most likely due to a lightning strike on the tower.*

*John Beebe to get an update on Vero.*

*Until DVE is “hard wired” in along 160, we will have problems with the weather.*

*CDOT is going to be the owner of the fiber along 160, has offered Pagosa service for $300k/annually.*

**Adjournment**

*Mark- 7:35 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** | **a/o 9/8/2023** |  |
| **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** | **67,925.30** |  |
| **Assessments paid beyond FY** |  | **98.45** |  |
| **Transfer from Reserve Fund - Mailbox Project** |  | **431.92** |  |
| **Transfer from Savings-Road Work** |  | **46,617.92** |  |
| **Gate Transmitters** | **$ 300** | **101.79** |  |
| **Interest - Bank Account Earnings (checking )** | **$ 30** | **4.98** |  |
| **Lot Transfer Fees** | **$ 100** | **300.00** |  |
| **Mosquito Control Pellets** | **$ 250** | **171.19** |  |
| **Other Income** | **$ 36** | **772.38** |  |
| **TOTAL REVENUES (not including trash -- see below)** | **$ 68,996** | **116,423.93** |  |
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| **EXPENDITURES** |  |  |  |
| **Administration Costs (**Bank Fees, Copying, Postage, Zoom |  |  |  |
| P.O. Box, State Corp. Fee, Supplies) | **$ 500** | **815.71** |  |
| **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 | 545.15 |  |
| Equipment Pad Maintenance | 0 | 635.14 |  |
| **Spring Road Maintenance** | **52,848** |  |  |
| Binder | 16,911 | 30,530.55 |  |
| Gravel | 21,139 | 36,328.26 |  |
| Preparation | 14,798 | 15,537.50 |  |
| Misc. |  |  |  |
| Snow Removal | 8,000 | 22,605.00 |  |
| Weed Control - Spraying Easement | 300 | 161.17 |  |
| **Road Maintenance Total** | **$ 61,148** | **106,342.77** |  |
| **Security:** |  |  |  |
| Electricity for Entrance Gate & Light | 350 | 281.34 |  |
| Fencing | 200 |  |  |
| Gate, Locks & Entrance Light Maintenance | 100 | 100.90 |  |
| Gate Transmitters | 300 |  |  |
| **Security Total** | **$ 950** | **382.24** |  |
| **TOTAL EXPENDITURES (not incl. trash -- see below)** | **$ 68,996** | **112,472.41** |  |
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| **NET GAIN (LOSS) [Revenues - Expenditures]** | **$0** | **3,951.52** |  |
| **Ending Balance -- General Account** |  | **7,881.12** |  |
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| **TRASH ACCOUNT** |  |  |  |
| **Trash Carryover as of 10/1/22** | **$ 3,299** | **3,299.38** |  |
| **Trash Revenue - $12.00/Month (58 Residents)** | 8,496 | 8,640.00 |  |
| **Trash Dumpster Rent / Disposal - WM** | 8,570 | 9,265.26 |  |
| **Ending Balance -- Trash Account** | **$ 3,225** | **2,674.12** |  |
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| **ENDING CASH BALANCE FY 9/30/23** | **$ -** | **10,555.24** |  |
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| **Total cash balance in checking account** |  | **10,555.24** |  |
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| **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** |  | **83.26** |
| **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)** |
| **Transfer Road Fund FY 22 Monies for FY 23 Road Work 5/18/23** |  | **(15,537.50)** |
| **Transfer Road Fund FY 22 Monies for FY 23 Road Work 5/25/23** |  | **(30,530.55)** |
| **Total Remaining in Savings Account** |  | **12,096.12** |