

DVE Annual Owners Meeting Minutes August 3, 2024

Meeting called to order at 1 pm by Mark Wagner (President). Kathy Rall (Vice President), Michael Blankenship (Director), Judy Railsback (Director) and Paul Duggan (Treasurer) in attendance. Les Kole (Director) not present.

1. Owners in attendance – Mark & Beverly Wagner, Michael & Connie Blankenship, Paul & Cathy Duggan, Kathy Rall, Dean & Judy Railsback, Jon and Sandy Robison, Andrew Czeropski & Kelsea Flewellen, Lars & Christi Sande, Ed & Susan Lovejoy, Paul & Karen Erickson, Ellen Maxton, Ginger Domingos, Linda Pampinella, Ken & Sue Ann Gaherty, Bill & Lori Swapp, Tom Harrington, John and Kelly Urbanec, Randy and Davia Richard, Tom and Marie Ondrako, John Van Schaik, Jerry & Carolyn Libit, Andrea Berryman, Bryan & Tammy Ferguson, Teresa Downing, John & Terry Beebe, Charlie Popeck & Lisa Marsio, Paul & Betsy Romere, Shelly Faris.

2. President's Remarks - Thanks to the Lions Club for the use of the space, Optional donation for the Lions Club in lieu of charges, Jon Robison, Sue and Ken Garrity, Linda Pampinella and others are DVE residents and members of the Lions Club.

3 Approval of 2023 Annual Minutes, Michael Blankenship motioned to accept Kathy Rall seconded, Approved 4-0

4a Treasurers Report

Paul Duggan: last year's actual; snow removal expense was reduced. Roadwork expense was \$82k. These two items influence this FY24-25. Thank everyone for paying their assessments on time. Treasurer's report and minutes and annual finance report are all on the website. Snowplowing expenses were \$10k under budget, road work was \$10k under budget. Net gain of \$23k for FY24. Board directed to put \$23k into savings. Reserve fund currently \$35k, grows each year and is 3% of our income. Trash accounting is a pass through so not included in the budget.

Upcoming FY25 - budget is stable from year to year.

Why do we have so much money in reserve fund savings? Contingency fund for major failure.

Shelly Faris - Does state have guidelines regarding the amount of reserve funds.

Terry Beebe - Mortgage lenders are looking to see how stable the DVE finances are.

Tom Harrington - Were recommendations given for last bridge inspection? Michael-handrails recommended be updated, the remainder of the bridge is sound.

John Beebe - history of bridge, it was built by the developers.

Back to the Treasurer's report from Paul, realtors contact Paul regarding reserve fund.

4b. Architectural Review – Bill Swapp: Arc committee report - Lot 62 sold and getting ready to build. Approved gate for Vicki Holmes, Lot 26 is Jamie McElman.

4c. Ellen Maxton - Welcome Committee; Recently appointed, Kathy Duggan, Sandy Robison, Terry Beebe, and Betsy Romere.

4D. Wildfire adapted partnership - Les Kole; Les is absent but mitigation is very important. Homeowners insurance is getting tougher to insure in fire danger communities.

Bill Swapp has someone who has taken out trees, get his name from Bill. Questions about having mitigation

Charlie Popeck - what about fire wise? Got fire insurance cancelled.

John Beebe - in terms of enforcement, there is not much we can do.

Chris Tipton is a forest service employee and fire fighter and can be of assistance for fire information. Consider as a work project reducing the oak on the forest side of the

4E. Road maintenance committee

Michael Blankenship - Thanks all committee members. Beaver Creek Drive was completed, seal coating was performed, saved a good amount of money put into the reserve fund and savings. All the road signs have been redone and we are asking for volunteers. Yellow paint on the bridge is ready to go. Added new signage with limited sight distance and tributary roads. BCD is open from the gate to the end to Forest Service. Other roads to the FS have signage closed to the public.

Chuck Colby proposal for snow plowing. Terry Beebe - in the past, the Board would fund an amount of money upfront to get the funds to start up snow plowing.

Shelly- it's very hard to get someone to plow and who is reliable. Chuck has had calls from other subdivisions to plow, he has made DVE his priority.

5. New Business

5a. FY2024/2025. New budget approval - 52 ballots turned in ballots, FY25 budget passed 47 to 3

5b. Announcement of ballot results

5c. Election of 2 directors for 2-year terms. 52 votes for Mark and Les

6. Owner Education - the DVE community survey.

Mark; this survey was an attempt to get owners to start thinking about what type of neighborhood do they want to see. Survey results: compile and review and send a recap out to owners. Several major projects were performed last FY, are there anything on the horizon for the next year. A project upcoming is building a shed for the POA. Tool Library is a possibility of course it needs volunteers to staff it. We need to place the shed in a location that is not on an owner's property. A community library consideration.

7. Open Discussion - Ondrako: Bulletin Board down by the dumpsters, can it be used.
Tammy Ferguson - issues with loose pets.

8. Establish 2025 Annual meeting date - look at the 2nd week in September 2025.

9. Adjournment - 2:40 pm