**Board of Directors Meeting**

Wednesday January 17, 2024 – 6:00 PM

VIA ZOOM

**Meeting Minutes**

**Attendees:**

Mark Wagner (President), Les Kole (Vice President), Michael Blankenship (Board Member), Kathy Rall (Board Member), Paul Duggan (Treasurer), Paul and Betsy Romere, Linda Kole, John Beebe, Beverly Wagner.

**Called to Order:**

*6 pm, meeting called to order.*

**Welcome/Introductions**:

Opening Remarks

**Approval of the Agenda:**

*No changes or additions to the agenda*

**Approval of Minutes:**

Approval of December 13, 2023 Board Meeting minutes

*Les move for approval Kathy 2nd motion carries 4-0.*

**Treasurer’s Report –** Paul Duggan

* Review and Approval of the January 17, 2024 Treasurer’s Report

*Paul- all assessments and payments are current*

*Payment to state to continue our non-profit corporation*

*Payment to Chuck Colby for December snow plow.*

*Waste Management payment stayed at $800, was supposed to be increased to $880, but has not yet seen increase.*

* *Les motioned to approve the report, Michael seconded, motion carries 4-0*

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

1. Architectural Review Committee – Bill Swapp *No Report*
2. Welcome Committee – Lori Swapp *No Report, next month will talk about visiting new owners. There are folks who have not been visited since COVID. This spring she will catch up.*

*John Beebe-this is a more important issue than we are treating it as “when we get around to it”. The new owners at Anson’s place received a packet from Terry Beebe.*

*Les- 2 months ago we gathered the info for who needed to be visited and it was supposed to happen soon.*

*Betsy- the welcome committee has done visits in Fall 2022, up to 12 owners.*

*Mark- All owners received the welcome letter this fall which directs folks to the website to review the information and each new owner receives one.*

*Mark put up the Welcome letter for the Board’s review.*

1. Road Maintenance Committee – Michael Blankenship

*Michael – All of our Roads are on ice!! Few potholes and the roads have a nice base on*

*Them. Will reach out to Gosney to hold a place for us in late spring.*

1. Snowplowing – Mark Wagner – *See New Business*
2. Firewise – *Les Kole called attention to article in the Durango Herald concerning securing homeowner’s insurance. Mark will send out article to all owners. New Colorado state forestry guidelines outline not to have pine needles and or shrubs within 30 ft of a house or structure and limited numbers of trees within 100 ft. These guidelines are outlined in ‘Home Ignition Zone’ from Colorado State Forestry. Les- the state forestry board is working on this issue, along with 2 state alliances of county commissioners*. *Proceeding with evac exercise, Les will be meeting with County about dates. Tentative date is April 21, 2024.*

*Need to update the website regarding adding the CWPP.*

*A resident had their insurance cancelled a few months ago.*

*Rall’s have homeowner’s insurance with Acuity insurance through Kysar Millennium Leavitt Insurance.*

*Mark- let’s get an ad hoc committee together and discuss.*

1. Calendar Review – Mark Wagner

*See Calendar, nothing on January*

**Old Business**:

1. Snowplowing Contract, Costs and Policy

*Mark- snow plow contract review;*

*John Beebe- snow plow breakdown of charges? $675 X 2 snow plows = $1350. End of 11/25 and 12/2, 1st snowfall was 5”, 2nd snowfall was not quite 5”. We were charged the full $675 for each plow. Mark talked to Laura and her response was “a pass is a pass” for snowplowing.*

*Chuck is doing driveway and drops his blade on the main roads in between doing driveways.*

*Last storm 9 to 10” snow, Last week we had 4” and did not order a plow.*

*Mark received multiple calls from residents regarding questions about whether Chuck was going to come out to plow.*

*Mark and Michael are measuring snow on Beaver Creek and Michael’s location.*

*John Beebe; our decision to wait until the 2nd storm to plow was a good decision, as Chuck made a wide swath and good berms.*

*Find someone on Upper Weiland to measure snow, Tammy Ferguson?*

*Betsy- she loves the manicured plowed roads, we all know where we moved and should be expecting snowfall.* ***We need safety, not manicured roads****. Betsy is agreeing to take calls regarding the amount of snow and the condition of the snow.*

*Les- we need more eyes throughout the subdivision. He measures where the virgin snow is and not a roadway. Chuck was supposed to only plow the difficult areas and ended up doing a full plow.*

*Mark- Durango Weather guy’s report about tapping into the Atmospheric River where we could really get dumped on.*

*Les- what are the major differences on last years contract versus 2023/2024?*

*Mark- our deterrent for Chuck to wait until there is above 8” is the cost of this run versus the 12” snow.*

*Linda- when Chuck comes out to do clean up, Chuck is doing driveways but he’s also cleaning up the road, is he charging for the road “clean up”? No, he is not charging extra, he just drops his blade between driveways.*

*John- is there anything in the policy of homeowners plowing the road?*

*Les wants to add info to the policy regarding owners NOT plowing the actual roads.*

**New Business:**

None

**Discussion** – Open Forum

*John- pleased to see the gate closed this pm, even though there was a bit of ice on the road.*

*Mark- will look for an owner’s manual and get the keypad keys and instructions from Chris Gober. We will move forward with changing the gate code. Need to find out how to change the codes on the forest gate locks.*

*Paul- delivery folks need to keep using 7378.*

*Les- has a question for John; we talked about John being involved of the purchasing of the gate and is there a manual anywhere? Mark has 2 copies downloaded from the internet. Box cover of the motor is now screwed down.*

**Adjournment**

*Motion and 2nd to adjourn at 7:09*

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| **DEER VALLEY ESTATES PROPERTY OWNERS' ASSOCIATION** | | |
|  |
| **FINANCIAL STATEMENT** | **2023-2024** | **2023-2024** |  |
| **Cash Balance as of 10/1/23 (carryover)** |  | **$ 1,529.49** |  |
|  | **Budget** | **Actual** |  |
| **REVENUES** | **9/30/2024** | **1/17/2024** |  |
| **Gross Annual Assessment Income - 84 Lots - $70/Month** | **$ 70,560** |  |  |
| **Discount for annual pre-pays (estimate 75 lot owners)** | **$ (2,250)** | **(1,980.00)** |  |
| **General Assessments income** | **$ 68,310** | **62,470.00** |  |
| **Assessments paid beyond FY** | **$ -** | **155.00** |  |
| **Gate Transmitters** | **$ 300** | **0.00** |  |
| **Interest - Bank Account Earnings (checking )** | **$ 30** | **2.09** |  |
| **Lot Transfer Fees** | **$ 100** | **0.00** |  |
| **Mosquito Control Pellets** | **$ 250** | **0.00** |  |
| **Other Income** | **$ 36** | **25.00** |  |
| **TOTAL REVENUES (not including trash -- see below)** | **$ 69,026** | **62,652.09** |  |
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| **EXPENDITURES** |  |  |  |
| **Administration Costs (**Bank Fees, Copying, Postage, Zoom |  |  |  |
| P.O. Box, State Corp. Fee, Supplies) | **$ 500** | **68.00** |  |
| **Annual Meeting - Meeting & Refreshments** | **$ 100** | **0.00** |  |
| **Bridge Inspection** | **$ -** | **0.00** |  |
| **Bridge Repair** | **$ -** | **0.00** |  |
| **Federal Taxes - Tax on Interest Income** | **$ 150** | **0.00** |  |
| **Legal Fees** | **$ 2,000** | **0.00** |  |
| **Liability Insurance** | **$ 1,350** | **1,352.00** |  |
| **Mailbox Project** | **$ -** | **0.00** |  |
| Concrete | **$ -** | 0.00 |  |
| Other Materials | **$ -** | 0.00 |  |
| **Mosquito Pellets** | **$ -** | **0.00** |  |
| **Reserve Fund** | **$ 2,049** | **0.00** |  |
| **Road Maintenance:** |  |  |  |
| Road Signs | 0 | 0.00 |  |
| Equipment Pad Maintenance | 0 | 0.00 |  |
| **Spring Road Maintenance** | **46,927** | **0.00** |  |
| Binder | 17,363 | 0.00 |  |
| Gravel | 20,648 | 0.00 |  |
| Preparation | 8,916 | 0.00 |  |
| Misc. | 0 | 0.00 |  |
| Snow Removal | 15,000 | 1,350.00 |  |
| Weed Control - Spraying Easement | 300 | 0.00 |  |
| **Road Maintenance Total** | **$ 62,227** | **1,350.00** |  |
| **Security:** |  |  |  |
| Electricity for Entrance Gate & Light | 350 | 99.68 |  |
| Fencing | 200 | 0.00 |  |
| Gate, Locks & Entrance Light Maintenance | 100 | 0.00 |  |
| Gate Transmitters | 0 | 0.00 |  |
| **Security Total** | **$ 650** | **99.68** |  |
| **TOTAL EXPENDITURES (not incl. trash -- see below)** | **$ 69,026** | **2,869.68** |  |
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| **NET GAIN (LOSS) [Revenues - Expenditures]** | **$0** | **59,782.41** |  |
| **Ending Balance -- General Assessment Account** |  | **61,311.90** |  |
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| **TRASH ACCOUNT** |  |  |  |
| **Trash Carryover as of 10/1/23** | **$ 2,674** | **2,674.12** |  |
| **Trash Revenue - $12.00/Month (58 Residents)** | 11,160 | 10,170.00 |  |
| **Trash Dumpster Rent / Disposal - WM** | 10,320 | 3,200.00 |  |
| **Ending Balance -- Trash Account** | **$ 3,514** | **9,644.12** |  |
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| **ENDING CASH BALANCE FY 9/30/24 -- General Assessment Account + Trash Account** | **$ -** | **70,956.02** |  |
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| **RESERVE FUND** | | |  |
| **Reserve Fund (42 month CD issued 8/2/21, matures 2/2/25)** |  | **6,072.22** |  |
| **Reserve Fund (27 month CD issued 11/2/23, matures 2/2/26)** |  | **12,425.03** |  |
| **Reserve Fund (42 month CD issued 11/7/23, matures 5/7/27)** |  | **14,861.07** |  |
|  | **Reserve total** | **33,358.32** |  |

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| **SAVINGS ACCOUNT** | | |
|  |  | **Actual** |
| **Beginning Balance - 9/30/2021** |  | **9.73** |
| **Road Fund - transfer unused budget amount in - 6/27/22** |  | **49,610.11** |
| **Interest - October 1, 2021 - present** |  | **85.06** |
| **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** |  | **3,636.85** |