

DEER VALLEY ESTATES PROPERTY OWNERS' ASSOCIATION, INC

Annual Meeting of Property Owners

Bayfield Lions Club Hall, 451 Church Street, Bayfield, Colorado

Saturday August 2, 2025

11:45 AM – Potluck Lunch, A Meet and Greet with Your Neighbors!!

1:00 PM – Business Meeting

BUSINESS MEETING MINUTES

In Attendance: Andrea Berryman, Tony and Tina Allred, Bill and Lori Swapp, Bryan and Tammy Ferguson, Daryl and Michelle Yost, Jamie McElman, Tom and Marie Ondrako, Dean and Judy Railsback, Randy and Davia Richard, Mark and Beverly Wagner, Jon Robison, John and Terry Beebe, Michael and Connie Blankenship, Bruce and Shelli Williams, John Van Schalk, Jerry and Carolyn Libit, Andrea Kapitano, Ed and Susan Lovejoy, Sue Ann Gaherty, Linda Pampinella, Gai Cleaveland and Trudy Pingree, Paul and Betsy Romere, Teresa Downing, Lars and Christi Sande, Paul and Cathy Duggan, Les and Linda Kole, Wanda Mullen, Curtis and Amber Harris.

1. Introduction of Owners, Directors, Officers and Committee Chairs -*Called to order 1:01 pm. Kathy Rall not in attendance.*
2. President's Remarks -*Teresa has info on the library box. Emergency contact info sheets are available. Valuation on properties went up and several protested and it is believed that the protest dates have been extended. See the Presidents letter for other comments from Mark.*
3. Review and approval of 2024 Annual Meeting Minutes -*No changes. Les motioned to approve, Michael seconded. Carries 4-0.*
4. Announcement of Ballot Results:

Tom Ondrako, Michael Blankenship and Judy Railsback elected to the board for two-year terms.

*Tom-61
Michael-55
Judy-55
Jamie-32
Amber-19*

Ballot Initiatives:

Chickens-No 47 Yes 31

Speedbumps-No 60 Yes 19

2025-2026 Budget Approval: Yes 73 No 3

5. Owner Education – Upper Pine River Fire Protection District - Chief Bruce Evans 2025 Sales Tax Initiative Summary

Chief Evans-Conservation easements have upset the taxation fairness and they have had disagreements with La Plata County Commissioners. 2024 oil and gas taxes brought 13.2 million in assessed revenue. It has subsidized the area cost of living. 2025 has brought in zero dollars. Feb 2024 at county meeting they are fighting the new drilling setbacks. Setbacks increased by 50%. Additional permits needed which brought a 13-month average to get a permit approved. Companies moved to drilling on tribal property. We are not drilled out which is the narrative.

Samsa Energy-2nd biggest taxpayer. Payment in lieu of taxes going to county but not to the fire district. Chief wants to sue. Wants to pay a thriving wage to keep people here. Put together a 1% sales tax initiative. County is also looking at 1%.

John Beebe-Election for fire district in November. Very few votes are seen typically. Please support.

New fire station and urgent care to break ground 10/1. X-ray, community room. Certification of fire employees to be EMS happening as well.

Looking at additional grant money.

Video on house sprinkler system coming out soon. Question on if that would help insurance rates. Unsure at this point. Looking into private fire companies.

4/1 Wildlife Urban-new codes on new builds. 4/1 state mandating preventive assessments.

6. Old Business

A. FY 2024-2025 Treasurer's Report – Paul Duggan

-The budget for this year and actuals are the first two columns. Tracking well. Less in snow removal. Trash not part of budget. Reserve funds at \$51,539.95. Saving account at \$17,791.29. Budget for next year reflects best guess. Revenue stays the same. Higher federal taxes due to CD maturing. Liability insurance increasing. New contract with Waster Management very favorable. \$15 a month for next three years.

B. Architectural Review Committee Report – John Beebe

-Very busy. 7 approved projects. One was already in process-lot 62 Lovejoy garage conversion. Domingos lot 64 new studio. Williams home lot 46. Blankenship shed. Kapitanoff fence moved. Angevine lot 43, windows and siding. Wagner new deck. Working on non-compliance like weeds, painting, and mitigation. 7 vacant lots (not the double). Talked to 4 who are planning to start building in the next year.

C. Welcome Committee Report – Ellen Maxton (not able to attend)
-Team consists of Terry, Cathy, Sandy, and Betsy. They made visits to 3 new owners.

D. Wildfire Adapted Partnership Report – Les Kole
-Lots going on for the future. Stellar relationship with the fire district. Involved with mitigation since 2006. Information pending on an Oak brush mitigation contractor. Information on mitigation in packet. Please review the document from the Forestry Service. Per John Beebe, there is a product by Gordons that can help deter regrowth.

E. Road Maintenance Committee Report – Michael Blankenship
-Completed signs for liability purposes. Committee made plans in March. Light winter lessened damage on road and gave the opportunity to do more this year. Graded the main road, Wieland, and pot holes filled on other roads. Worked on drainage and culvert issues through the spring. Survey upper BC and made improvements to add parking spaces into forest. Will do a walk-through and punch list.

7. New Business

Open Discussion-

-Trudy-there have been things that have caused divisiveness. Email list has been like mean kids. Dropped/blocked those on list. Should be able to discuss topics as adults. Same investment of time and money. There needs to be common sense in burning. Burning has been very late in season on dry year. Sad that the speed bumps did not pass. Doesn't feel heard.

-Michelle Yost-does feel heard by the board.

-Lars-Any thoughts on adding a turn in lane off 160? CDOT-due to cost, it won't happen.

-Beverly-thanks for showing up to meetings, stop by house if you want to discuss anything.

-Guy-should vote on big issues.

8. Establish 2026 Annual Meeting Date Location – Suggest Saturday
August 1, 2026 at the Bayfield Lions Club Hall

Adjournment-2:37 pm.