**Board of Directors Meeting**

Wednesday January 15, 2025 – 6:00 PM

Via ZOOM

**Minutes**

**Called to Order:** *6:02*

*Attendees: Mark Wagner (President), Kathy Rall (Vice-President), Les Kole (Board Member), Michael Blankenship (Board Member), Paul Duggan (Treasurer), Judy Railsback (Board Member), Linda Kole, Ginger Domingos, John Beebe, Beverly Wagner, Ryan Myrick, Christi Sande, Paul Romere*

**Welcome/Introductions**:

Happy New Year!

**Approval of the Agenda:**

*Meeting started at 6:02*

**Approval of Minutes:**

Approval of October 23, 2024 Board Meeting minutes

*No changes; Michael & Les approved minutes*

**Treasurer’s Report –** Paul Duggan

* Review and Approval of the January 15, 2025 Treasurer’s Report
* *Paul; all revenues are tracking. January is the month to pay the state of Colorado Non-Profit and Division of Real Estate for Property Owner Fees*
* *Added line 28: overpayment return to owners-Two owners pays more than the dues. Paul will return one and credit one to next year*
* *Invoice from Chuck Colby for $2,840 for snow removal for Dec/Jan per contract*
* *Trash account: $880 to Waste Mgmt every month expected to increase 10% by February*
* *Reserve Fund $6,117 expires in 3 weeks; Mark; move funds into savings for now, next year we will have a better idea of snow fall and snow plow costs, etc.*
* *Will look into rates for future CD’s*

*John Beebe: question- what is “savings” for? Extenuating circumstances like gate issues. Could be moved into reserve funds but will wait on amounts as discussed above. Motion: Kathy, Les 2nd*

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

1. Architectural Review Committee – John Beebe (See New Business)
2. Welcome Committee – Ellen Maxton

*Nothing new to report*

1. Road Maintenance Committee – Michael Blankenship,

*Michael; minimum wear to the roads, front sign to be repainted. Private Road sign on Weiland is operational. Michael will order a couple more “no public access” for stagecoach and Elk Valley*

1. Snow Plowing – Mark Wagner

*Mark: as per our contract we have a monthly retainer for winter months, we paid the retainer for December and January (unless more than two plowings)*

1. Firewise – Les Kole

* *14th year in a row as a Firewise Community, good standing for 2024 throughout 2025. Will add the certificate to the website.*
* *John- State Farm told Beebe no new policies in Deer Valley going forward. Existing owners are grandfathered in.*

1. Calendar Review – Mark Wagner

* *Mark- 2025 calendar; refer for information*
* *Annual meeting may be moved to August 2nd to the Library*
* *July 17th WM contract expires at end of 2025. Send WM a notice of nonrenewal 90 days prior to Oct 1*
* *John Beebe: Les Baker called him last week, interested in moving back, Les Baker was in the waste management business. John will follow up with Les*

1. Workdays – Mark Wagner

**Old Business**:

1. Annual Meeting Owners Survey-

*Send out all owner’s survey with the ranking compilation*

1. Waste Management Dumpster Update

*Matthew Kraft is the account representative from WM*

**New Business**:

1. New Architectural Review Committee Guidelines

* *John & Les have updated and created new documents as there has been confusion to lot owners as to how to go about getting approvals for any type of building or property changes*
* *First page outlines how the ARC will conduct business.*
* *CCR 5.1: …committee’s purpose is to help ensure the new/existing/changes to a structure are overseen. Look for things that are out of compliance, eg; the color of vents on septic leach fields. Supposed to be painted brown to match the surrounding areas. Two of the committee members will “approach” the homeowner regarding the “infraction”. This information needs to be disbursed to the owners. Each page is self- explanatory and the last page is contractor/owner contract. #9 new addition, re: 365 days to complete structure. 5th page is non-compliance sheet. One issue on this page; What is enforced? What is responsibility of committee? Mark- committee needs to communicate everything to the Board, or back away from verbiage so there is no appearance of a threat. ARC is only established committee in the Covenants.*
* *Mark- we will post on the website as a package, include note that ARC committee will be focusing on maintenance performed as well.*
* *Ginger: ARC cannot supersede county guidelines*
* *John will call Sid, re: fiber stand pipes*
* *Michael; get something in writing from the County about the height of the septic vent pipes*
* *Judy; what can the Board do if someone is not in compliance? John- face to face meeting with 2 ARC members, mitigation of property falls under ARC purview. Property Rights trump ARC covenants*
* *John will add Danny Dehondt’s contact information as a member of the committee*
* *John; a box of information per lot owner was given to John Beebe which are currently being stored in the storage unit. Authorize the cost of storage containers. Miscellaneous expense: no more than $250*

**Discussion** – Open Forum

*Les- change meeting time to 6:30?*

**Adjournment**

*Adjourn @ 7:33*