**Board of Directors Meeting**

Wednesday, February 19, 2025 – 6:30 PM

Via ZOOM

**Minutes**

**Called to Order:** *6:31 PM*

*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, John Beebe, Beverly Wagner, Christi Sande, Paul Romere, Betsy Romere, Connie Blankinship, Jamie McElman*

           **Agenda**

**Called to Order:**

Meeting called to order at 6:31 PM

**Welcome/Introductions**:

Opening Remarks

**Approval of the Agenda:**

**Approval of Minutes:**

* Approval of January 15, 2025 Board Meeting minutes

*Les asked for several clarifications and corrections to be made. Those will be adjusted prior to emailing to owners. Kathy motioned to approve, Michael seconded. Motion passed 5-0 as amended.*

**Treasurer’s Report –** Paul Duggan

* Review and Approval of the February 19, 2025 Treasurer’s Report
	+ *Transfer fee for Lot 77*
	+ *Sold a couple of gate transmitters*
	+ *Expenses included Zoom subscription, road signs, purchase of 5 new transmitters, increase in trash rate per contract (covered in dues through 2025)*
	+ *42-month CD matured and amount moved to savings per Board direction*
	+ *Motion: Les motioned to approve, Judy 2nd. Motion passed 5-0.*

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

1. Architectural Review Committee – John Beebe
* *Met in person 2/18 and approved several requests*
	+ *Lot 62 will start construction in April, weather permitting, plans had already been approved last year*
	+ *Lot 64 will start a studio building and moved from a septic pond to a leach field*
	+ *Lot 58 converting a carport to a garage and start is weather permitting*
* *Judy mentioned that the By-Laws mention having an odd number of committee members and there are six. Les Kole stated that he would resign in due course once the new committee members are settled in. Also mentioned that the By-Laws do not mention septic vent height or a specific color. Mentions natural color only. Do we really think that the fiber optic poles being white is an issue? John Beebe said that ARC also needs to monitor the maintenance needs of items approved. Mark suggested reviewing pipes on a case-by-case basis.*
1. Welcome Committee – Ellen Maxton *Nothing new to report*
2. Road Maintenance Committee – Michael Blankenship
	* *Chuck has done two passes so far and will monitor for any issues on the roads as a result of the plowing*
	* *Some run-off areas are being watched as well as common pothole areas*
	* *Two new signs in; one is up and the other will go in after thaw*
	* *Paul R.: Do we need to look at tree removal in the shaded area? John: Trees in the right-of-way in the shaded areas won’t completely solve the whole issue. Will watch for now.*
3. Snow Plowing – Mark Wagner

*No invoice yet for February but interested to see what it looks like with retainer vs. plow charges*

1. Firewise – Les Kole

*Firewise budget meeting was 2/19. State and Federal dollars are not coming down. Scheduling meeting to future address those issues*

1. Calendar Review – Mark Wagner
	* *Nothing needed for February workday*
	* *March has a road meeting and the housekeeping letter*
	* *Les: Is 6:30 the new start time? (Yes, so the calendar needs to be updated) Also for September we need to add the snow contract renewal date*
	* *John: Spring housekeeping letter can include the ARC Committee communication*
2. Workdays – Mark Wagner

*No additional comments*

**Old Business**:

1. Waste Management Dumpster Update

*Thank you, Judy! Things are getting better. WM waiting on brand new dumpsters which are running behind schedule. There will be no additional fee for new dumpsters.*

**New Business**:

1. Property Owners and Google Groups Email Lists

*Angela Grana will take over the Google email list and property owners list from Shelly*

**Discussion** – Open Forum

* *Paul R: Trash not picked up and do we know what happened?*
* *Kathy: People are still not breaking down boxes*
* *John: ARC secured the storage container for plans in the shed for less money than anticipated*
* *Jamie: 24 of 70 lots responded on survey? Mentioned double lots and that only the ones with comments were included on PDF’s. Most popular response was to pay the board. Jamie can help with data analysis if needed.*
* *Dog barking issues continue*
* *People still not complying with fire mitigation*
* *John: Survey did help with getting owners on the ARC committee and we dodged a bullet this time. Suggests we keep communicating that we need volunteers or dues go up.*
* *Consensus that owners need to do what was signed up for when purchasing in Deer Valley including fire mitigation etc.*
* *Closure of survey needed and a focus on the positive part and give an appreciation of those that stepped forward to help*
* *Christi/Jamie: Social gatherings help in connecting people. Workdays, potlucks, cocktail gatherings etc.*

**Adjournment**

Adjourn: 7:46 PM