



Board of Directors Meeting Minuets

Wednesday December 17, 2025

Attendance:

Tom Ondrako, Jamie McElman, Michael and Connie Blankenship, John and Terry Beebe, Paul Duggan, Judy Railsback, Andrea Kapitanoff, Shelly Faris, Marie Ondrako, Linda and Les Kole, Kelly Costello, David and Della Grice, John and Kelly Urbanec, Ellen Maxton, Jerry and Carolyn Libit, Tom Angevine, Ed Stoller, Angela Grana, Tammy and Bryan Ferguson.

Key takeaways and Summary

- Tom was elected as President, Judy as Vice President, and Andrea as Secretary
 - Jamie McElman was appointed to fill a vacant board position
 - Kelly Urbanek and Marie Ondrako were appointed to the welcoming committee
 - The Treasurer reported that all December assessments have been paid
 - A metal home construction inquiry was reviewed by the ARC committee for Lot 77
 - Snow removal services are in place with Chuck Colby, with a retainer of \$1560 per month
 - The Shipman's house closed with new owners moving in
1. **Call to Order - Vice President at 6:32pm**
 2. **Quorum Confirmation -**

3. Approval of Agenda - Board Vote (4 - 0 vote)

- Michael motioned
- Judy second

4. Welcome and Opening Remarks

5. Approval of prior minutes from October 2025 (4 - 0 vote)

- Judy Motioned
- Les second noting the date of the minutes needs to be included on the agenda for reference

6. Office Succession and Appointments

● Appointment of Jamie McElman (3 - 1 vote)

- **Tom:** Proposed appointing Jamie McElman to the vacant board position
- **Judy:** Motioned to approve Jamie's appointment
- **Michael:** Seconded the motion after confirming Jamie's interest
- **Jamie:** Confirmed his interest in becoming a board member
- **Les:** Voted no on Jamie's appointment

● Election of DVE President (5 - 0 vote)

Judy: Nominated Tom for President

- **Les:** Seconded Tom's nomination
- **Michael:** Third noting Mark is a tough act to follow and best of luck.

● Election of DVE Vice President (5- 0 vote)

- **Michael:** Nominated Judy for Vice President after praising her work with the dumpster issue and noting her “dynamite in small packages”

- **Jamie:** Seconded Judy's nomination
- **Judy comment:** accepted noting “as long as Tom doesn’t quit ;)”
- **Tom:** Great VP

● Appointment of Secretary (5 - 0 vote)

- **Tom:** Nominated Andrea as Secretary
- **Michael:** Motioned to approve Andrea's appointment
- **Judy:** Seconded Andrea's nomination

● Appointment to Welcome Committee (5 - 0 vote)

- **Les:** Moved to appoint Kelly Urbanek and Marie Ondrako to the welcoming committee
- **Michael:** Seconded the welcoming committee appointments

● Conclusion

- Jamie McElman was appointed to the vacant board position (3-1 vote)
- Tom was elected as President (4-0 vote)

- Judy was elected as Vice President (5-0 vote)
- Andrea was appointed as Secretary (5-0 vote)
- Kelly Urbanek and Marie Ondrako were appointed to the welcoming committee (5-0 vote)

7. Treasurer's Report and financial approval

Paul presented the financial status of the association. Approved (5 - 0 vote)

- **Details**

- **Paul:** Reported that all December assessments have been paid
- **Paul:** Noted bank fees of \$36 due to a bad check from an owner (who has since made good on the payment)
- **Paul:** Mentioned the snow removal contract with ABL includes a \$1560 monthly retainer for December through March
- **Judy:** Confirmed that Chuck had already plowed once in December
- **Paul:** Explained that the retainer covers two plowing events per month (based on 4-inch snow events)

- **Conclusion**

- The Treasurer's report was approved
- The snow removal retainer for December will be paid

8. Committee Reports

Architectural Review Committee Report

John provided updates on construction projects and a new building request.

- **Details**

- **John:** Reported two homes under construction (Robbins on Log Cabin and Williams on Elk Valley) are nearly dried in
- **John:** Noted only 7 vacant lots remain that are not multi-lot owned, plus 7 multi-owned lots
- **John:** Discussed a request from lot 77 owners (Lisa Larson and Ronnie Finch) to build an all-metal home
- **John:** Explained that while covenants don't allow metal homes, a 2024 state law prohibits HOAs from banning metal construction due to fire concerns
- **John:** Stated the ARC committee approved the request for that type of construction concept as the owners were accommodating to requirements for blending with surroundings noting the plan was very well written and

accommodating. The company is located in Denver and they should be building in spring.

- **Conclusion**

- The metal home construction concept on lot 77 was approved to proceed with planning around that concept by the ARC committee. Official plans to be submitted to ARC when completed for full review.
- Construction is anticipated to begin in spring

Welcoming Committee Report

Ellen provided an update on welcoming new residents.

- **Details**

- **Ellen:** Welcomed Marie and Kelly to the committee
- **Ellen:** Reported a scheduled visit with new residents David and Della Gricees at 1215 Beaver Creek Drive
- **Jamie:** Mentioned the Shipman's house closed today with new owners (Josh and his wife)

- **Conclusion**

- Ellen will send an email outlining committee functions to Marie and Kelly
- A welcome visit is scheduled for Friday with the Gricees
- Another welcome visit will be scheduled for the new owners of the Shipman's house

Road Maintenance Committee Report

Michael discussed winter road conditions and maintenance plans.

- **Details**

- **Michael:** Reported three people slid off the road in less than 24 hours, primarily contractors working on the log cabin house
- **Michael:** Thanked Tom for removing slush from the old asphalt section
- **Michael:** Noted potholes are appearing but fewer than expected on Beaver Creek
- **Michael:** Discussed placing cones to mark the edge of the Weiland Drive S-curve during snow
- **Michael:** Mentioned investigating more permanent markers (\$70 each) but considering cheaper PVC alternatives
- **Michael:** Reported Randy is looking into sender fines that are more aggressive than regular fines
- **Jamie:** Supported using cones as they're effective and economical

- **John:** Suggested temporary markers similar to what residents use for their driveways
- **Michael:** Will most likely get the crew together earlier than March to work on the 5 year plan.
- **Conclusion**
 - Cones will continue to be used to mark the S-curve during winter
 - Road lock will likely be needed again due to dust issues
 - The committee will develop a new 5-year plan as the previous one was completed

Snow Plowing

Judy discussed the snow plowing arrangements.

- **Details**
 - **Judy:** Explained she's the contact person for Chuck (snow plow contractor)
 - **Judy:** Asked residents to notify her when snow approaches 4 inches
 - **Tom:** Asked how long it takes Chuck to arrive
 - **Judy:** Estimated 45 minutes to an hour depending on weather
 - **Michael:** Offered to be backup contact for Chuck and continue providing snow reports
 - **Les:** Asked about Chuck's certificate of insurance
 - **Tom:** Believed Mark had secured it but will confirm
- **Conclusion**
 - Judy will coordinate with Chuck for snow plowing
 - Michael will serve as backup contact
 - Tom will verify if Mark obtained Chuck's certificate of insurance

Firewise Committee Report

Les provided updates on mitigation efforts.

- **Details**
 - **Les:** Reported that planned oak brush mitigation was delayed - first due to fire risk from dry conditions, then due to wet soil conditions after heavy rain
 - **Les:** Stated mitigation work is now planned for late March or April when soil conditions improve
 - **Les:** Announced that Wildfire Adapted Partnership (WAP) received a significant grant from Colorado Natural Disaster Mitigation Enterprise working with La Plata

Conservation District and approved a preliminary budget of approximately \$1.2 million

- **Conclusion**

- Oak brush mitigation will proceed in spring when conditions allow
- Significant funding is available for wildfire mitigation in La Plata County

9. & 10. Calendar Review and Workdays

- **Tom:** Meeting to be the third Wednesday of month
- **Tom:** Will create a calendar for 2026
- There are no work days for December

11. Old Business

- Trash expenses and CCIOA compliance pause until the first quarter
- Vero equipment and second phase of fix for DVE customers

12. Member Comments - Open Forum

Dumpster Issues

Several members discussed issues with the dumpster area.

- **Details**

- **Michael:** Reported people leaving items by the dumpster without notes indicating they're free
- **Michael:** Mentioned returning a satellite antenna to its owner and finding a pallet left at the dumpster
- **Shelly:** Warned that waste management may refuse to empty dumpsters if items are left around them
- **Kelly:** Acknowledged she left the satellite antenna and apologized
- **Andrea:** Raised concerns about the difficulty of opening and closing the dumpster doors, especially for shorter people noting they are hard to shut all the time calling them the “dumpsters of dumpsters”
- **Judy:** Confirmed the dumpsters are challenging for shorter individuals

- **Conclusion**

- Residents should mark items left at the dumpster as "free" or not leave them there
- No specific solution was determined for the difficult dumpster doors

Meeting Minutes and Secretary Role

Discussion about proper documentation and the secretary's responsibilities.

- **Details**

- **Les (Linda):** Noted that Mark's resignation should have been formally accepted in the minutes before appointing Jamie noting that it wasn't on the agenda so you "can't" go back and do it in this meeting.
- **Tom:** Acknowledged the oversight and will verify and communicate back to board actions that need to be taken to close this issue out.
- **Tom:** Moved to amend that December 17, 2025 board meeting minutes to reflect that the board acknowledge receipt of the written resignation of Mark Wagner as president and director effective December 6, 2025.
- **John:** Emphasized the importance of accurate minutes as they become public record on the website
- **John:** Thanked Andrea for stepping up as secretary after approximately 3 years without one
- **Andrea:** Asked about her responsibilities and the format for minutes. Mentioned that she is willing to try this role out for 90 days and see if its a good fit for everyone and then decide on long term goals.
- **Tom:** Mentioned that Zoom recordings are transcribed to assist with minutes

- **Conclusion**

- Mark's resignation will be formally accepted at the next meeting
- Tom and Judy will provide Andrea with the preferred format for minutes
- Meeting minutes and agendas are posted publicly on the DVE website

13. Adjournment - 7:22pm

- Tom motioned
- Les second

Action items

- **Tom**

- Create a 2026 calendar for the board
- Reach out to Mark to confirm if he secured Chuck's certificate of insurance
- Add formal acceptance of Mark's resignation to the next meeting agenda
- Provide Andrea with the preferred format for meeting minutes
- Work with the board on the trash policy for the January meeting

- **Paul**
 - Pay the December snow removal retainer (\$1560)
- **Ellen**
 - Send an email outlining welcoming committee functions to Marie and Kelly
 - Conduct welcome visit with the Gricees on Friday
 - Schedule a welcome visit with the new owners of the Shipman's house
- **Michael and John**
 - Build the book exchange using materials from Teresa
- **Tom**
 - Coordinate oak brush mitigation for late March/April when soil conditions improve
- **Andrea**
 - Create a template for meeting minutes based on Tom and Judy's guidance
 - Contact Jerry Libbit about website access for minutes