



**Wednesday February 18, 2026**

**Attendee:**

Les Kole, Michael Blankenship, Paul Duggan, Judy Railsback, Jamie McElman, Kelly Costello, Angela Grana, Bruce and Shelly Williams, Bryan and Tammy Ferguson, John and Terry Beebe, Lady Dingo, Linda Pampinella, Shelly Faris, Tom Ondrako, Marie Ondrako Chris and Susie Tipton

**1. Call to order: 6:34pm**

**2. Quorum Confirmation - Andrea confirmed**

**3. Approval of Agenda (5-0 vote)**

Judy motion

Jamie second

**4. Welcome and Opening Remarks**

Tom - Good Evening and enjoy the snow. We appreciate your participation. We want to keep a safe environment for the DVE.

**5. Approval of prior minutes for 2 sessions (5 - 0 vote)**

1/21

Michael motion

Judy second

Les approve except to fix last name

1/23 special meeting

Les motion except for spelling of last name

Michael second

**6. Treasurer's Report and financial approval (5-0 vote)**

Tom and Michael commented on the awesome job Paul is doing

-Income - up to date

-Expenses - zoom fee - paid

-Legal fee - paid

-Snow removal - got invoice and paid. Interesting twist - our checks require 2 signatures or bank will bounce them.

-Reserve fund - open 9 month CD at 3.5% mature 11/2/2026

Les motion to approve

Michael second

## 7. Committee Reports

### *Architectural Review - John Beebe*

- Approved house plans for Dobson lot 49, start in next couple of months. Lots of back and forth, however, the committee is happy with way house will look

### *Road Maintenance - Michael Blankenship*

- Thank you to Tom for internet work
- Pot holes are developing and will be discussed for repair

### *Snow - Judy Railsback*

- Chuck out plowing and will fix roads for the morning

### *Firewise- Les Kole*

- Report is looking good

## 8. Workdays/Calendar Review - nothing to report, will make updates to calendar

## 9. Old Business

- Trash Expenses and CCIOA compliance - Tom - will be planning a board only meeting, most likely at his house. DVE has other changes that need to be made with CCR and bylaws and we don't want to waste time with lawyer at \$150/hr

## 10. New business

- Burning concerns and dry weather conditions
  - Tom - permit designates you cannot leave the site during burning. Question on how many can be burning in one area at the same time?
  - Chris - background moved to DVE in 2012, has 29 yrs as a fire operator with fixed wing operations basically if it flies and has fixed wing in your area Chris is coordinating. He also was a ground fire fighter and hot shot. ( division chief)
  - There is a common misunderstanding about conditions related to burning. Can't burn in red flag conditions, high winds don't always trigger red flag conditions. Winds carry embers and is high risk.
  - relative humidity conditions only describe part of the condition- humidity is a derivative dew point. Dry air masses create more challenging burn conditions, low dew points + dry air mass
  - Concerns when there is improper pile placement, improper pile

containment e.g. 4 x 4 burn piles for construction. Understand how to create a correct burn pile. Some burn piles can burn hot for a very long time and can be hazardous ( not too dense or too loose), don't place piles on dense fuels or stumps or logs.

- Always follow the conditions of the permit.

Higher dew points can lead to better burning conditions ( 40s and 50s)

The summary is that the concern/risk assessment is based in the totality of the situation. No one wants to limit the conditions for homeowners however, suggestions are:

look at long term forecast for temp, dewpoint, relative humidity, and wind conditions.

If dew point is in the 50s the risk of escape is lower but not absent.

Keep in mind, prescribed burns are not controlled burns and require your full engagement and your attendance during the entire burn

Don't hesitate to reach out to 911 if you think your fire is getting away from

you. Thanks to Chris

Chris said he is happy to help out

## **11. Open Forum/Member comments**

Kelly - has there ever been a yard waste dumpster and if not, does anyone think that is a good idea.

Kelly and Tammy - people should consider renting their own dumpsters as necessary.  
Michael - some people have used waste dumpsters putting inappropriate items in there and has soured it for others

John - has had discussion in the past due to the volume

Andrea K - complaints about how difficult it is to open dumpster on the right hand side

Shelly - has burned for some folks because its near the creek

Michael - table and pallets by the dumpster - get rid of pallet on your own or trash won't pick up our dumpsters

If you have something you want to give, publish it is free

Jamie - question on behalf of or for the Kahn regarding companion animal for her horse, pony, etc. donkeys. Donkeys are not acceptable under CCRs only horses.

What about Ponies and miniatures - ? It's a pretty granular detail

Les - miniature pony is considered horse and have been in DVE before  
Michael -Donkeys will kill a coyote, they are good protection animals. Donkeys make a lot of noise, mules etc

Les - going back to trash fees. Where are we with this. Les has questions. Tom wants to talk to just board directly as noted above in the meeting he is putting together

Shelly - charge every lot but are there are some who disagree. Shelly brought up previously. There is nothing in our documents that state that only people in our DVE that live year round pay trash fees. Want it address by more than just a board vote, if it continues to be that only some people pay for trash. Should be in the annual meeting for a DVE vote

Angela - updated POL, can we send a test email in the google group. Tom will call Angela tomorrow.

## **12. Adjourn - 7:33pm**

Les motion  
Judy second

Shovel Much!