



Board of Directors Meeting Agenda

Wednesday March 25, 2026

Attendees: Judy Railsback, Tom and Marie Ondrako, Jamie McElman, Randy and Davia Richard, Jerry and Carolyn Libbit, Bryan and Tammy Ferguson, Connie and Michael Blankenship, David Grice, Shelly Faris, Paul Duggan, Ellen Maxton, Kelly Costello, John and Terry Beebe, Ashley and Ryan Myrick, Les Kole - absent

1. Call to order 6:31pm
2. Quorum Confirmation:
3. Approval of Agenda (4 to 0 vote)
 - a. Motion - Judy
 - b. Jamie - second

Dr. Bob Pope condolences

4. Welcome & Opening Remarks
 - a. Glad to see more people online
 - b. Encourage folks to stay involved. We all want the same thing. Look forward to a positive and respectful conversation tonight
5. Approval of Prior minutes (4 to 0 votes)
 - a. Motion - Jamie
 - b. Second - Michael
6. Treasurers Report & Financial approval (4 to 0 vote)
 - a. Nothing new, everything is current, taxes paid
 - b. Motion - Michael
 - c. Second - Judy
7. Committee reports
 - a. Architectural Review - John Beebe
 - i. Urbanec House - approved Deck in the back of house approved
 - ii. Kapitanoff House - Deck in the back of house approved
 - iii. Extended build time for the Robins home, give them extra 90 days to complete. The requirement is complete in 12 months. Contractor

- who built and framed home but will do DIY for a lot of the exterior work.
- iv. Weekly conversations with Ryan and Dobson on Lot 49. They discussed starting in the Spring
- b. Welcome Committee -Ellen Maxon
 - i. December visit to 1560 Beaver Creek
 - ii. Contacted Kahn's and waiting to hear back from them
- c. Road Maintenance- Michael Blankenship
 - i. Secured pricing on excavation and grading. Planet bid, CRG had a no bid due to equipment issues. Email distributed to board
 - ii. Surveyed culverts and some need attention. This is probably a volunteer day. However, we do need experienced folks when around heavy equipment. This is for everyone's safety.
 - iii. Finish gravel at the end of Beaver Creek Drive. Pricing has only increased 7 more dollars a ton?
 - iv. Road Block priced by contractors
 - v. This is a package that has a total as sent in email. - Tom wants to review.
 - vi. John - Our objective is to get work done ASAP. We want to keep water in the creeks and to minimize the dust problem with the dry weather. It's a good deal since it's about ~ 20k under the budget.
 - vii. Additional water is not in the bid but there was talk about last year they did bring a water truck in it.
 - viii. Shelly - Doesn't feel its appropriate to pump water out of the creek when there is a beaver den. Has spoken to someone from wildlife management.
 - ix. Michael - Request to share contact information for the POC Shelly spoke with at the Department of Wildlife regarding the beaver concerns and creek water.
 - x. Tom - the board needs to review with a board meeting no later than end of next week for a vote. Tom will schedule
 - xi. Board needs a chance to review even if there is just one bidder, questions should go to Michael.
 - xii. Shelly - no spray list
- d. Snow Plowing - Judy Railsback
 - i. Nothing to report
- e. Firewise - Les Kole
 - i. Les -absent, default nothing to report
- 8. Workdays/Calendar Review - Tom Ondrako
 - a. As posted and shown
- 9. Old Business
 - a. Burning Procedures/training C. Tipton

- i. Chris is offering if anyone is wanting to learn anything to do with burning, send Tom an email and Chris will meet with them individually.

10. New Business

a. Prescribed Burn Saul's Creek/Deer Valley

- i. Tom - letter from Nate (burn commander for project). On target to burn for this Saturday and Sunday. It will be 225 acres to east and south of DVE. Gates need to be open Friday night. Crews and equipment will be coming Friday night and will knock on doors and answer questions as needed. Park vehicle near front of DVE for questions.
- ii. Wise to open all gates just for emergencies. AK will do upper beaver creek

b. Board Objectives 2026

- i. Tom - Board met 3/5/2026 and discussed a lot of topics. Came up with 3 main items that will require people and committee. The key is the CCRs and bylaws need to be updated. It needs to happen ASAP by a newly formed committee
- ii. Jamie - happy to volunteer for committee
- iii. Shelly - volunteer for committee
- iv. Tom - We need more people to be involved in the already existing committees to help share and spread the load
- v. Shelly - is anyone going to be involved for walking the property lines?
- vi. Tom - second main topic was fire mitigation. Chris is helping and will meet with folks. He will advise but will not do the work. Chris does NOT recommend any burning by a homeowner at this point.
- vii. John - Bill Silva mowing on the southeast corner, so there is that activity for fire mitigation.
- viii. Tom - Third point was a financial reserve study. Develop another committee to study this. Discussions about adding 2 to 3% each year to build reserves.

c. Proposed Weed Spraying Policy

- i. Tom - email sent out and has received feedback from the board and will be distributed to the DVE community. This could be folded into updated CCRs, etc.

- ii. Michael - we need to also update and send out the “ do not spray” list

11. Member Comments - Open Forum

- a. Jamie - the idea of a spring advisory/reminder. Lots of emails from residents that bring up issues that should be addressed neighbor to neighbor instead of asking the board to step in. E.g. - Barking dogs, Dog/Horse poop in the roads, loud music and voices, security lights, etc.
- b. Shelly - CCRs vs County ordinance regulations. E.g. - weed mitigation.
- c. John - what happened to the Trash policy? Tom - update with the CCRs and Bylaws. This was discussed with the lawyers by Tom. Could be a policy that the board votes on or the put in the CCRs but then the entire DVE has to vote on it. The lawyer recommended putting it in as a policy.
- d. Marie - set up a gathering with the ladies. Marie can set up and coordinate. This is to get to know each other especially with all the new people coming in.

12. Adjournment 7:25pm

- a. Motion -Judy
- b. Second - Jamie