DEER VALLEY ESTATES PROPERTY OWNERS' ASSOCIATION, INC.
Minutes of the Board of Directors Meeting (DRAFT Copy)
Wednesday, September 16, 2026

Call to Order
President Tom Ondrako called the meeting to order at 6:32 p.m.

In Attendance
The following were in attendance: Tom and Marie Ondrako, Michael and Connie Blankenship, Judy Railsback, Rob Luedke, Ryan Dobson, Les and Linda Kole, John and Terry Beebe, David and Della Grice, John and Kelly Urbanec, Charlie Popeck, Kelly Costello, and Shelly Faris.

2. Quorum Confirmation
Quorum was confirmed, with five (5) directors present and voting: Tom Ondrako, Rob Luedke, Ryan Dobson, Judy Railsback, and Michael Blankenship.

3. Approval of Agenda
President Ondrako noted that the agenda had been re-sent to the board with the addition of the Webmaster and Historian/Archivist appointments. A motion to approve the agenda as presented was made by Michael Blankenship and seconded by Judy Railsback. The motion carried by a vote of 5 to 0.

4. Welcome and Opening Remarks
President Ondrako thanked everyone for joining and previewed the evening's agenda, including the election of officers, committee appointments, the Treasurer's report, and the five-year road maintenance plan. He asked members to raise their hand to be recognized, noting that only four or five participants are visible on screen at a time, and reminded attendees that time would be reserved at the end of the meeting for member comments.

5. Approval of Prior Minutes
The minutes of the June 16, 2026 board meeting had been distributed to the board in advance. No corrections were noted. A motion to approve the prior minutes was made by Judy Railsback and seconded by Rob Luedke. The motion carried by a vote of 5 to 0.

6. Election and Appointment of Officers
President
Judy Railsback nominated Tom Ondrako for President. No further nominations were made. All those in favor of electing Tom Ondrako as President voted aye. The motion carried by a vote of 4 to 0.
Vice President
Rob Luedke nominated Judy Railsback, the acting Vice President, for Vice President. No further nominations were made. All those in favor of electing Judy Railsback as Vice President voted aye. The motion carried by a vote of 4 to 0.
Treasurer
Paul Duggan, the incumbent Treasurer, was not in attendance. Ryan Dobson nominated Paul Duggan to continue as Treasurer. No further nominations were made. All those in favor of electing Paul Duggan as Treasurer voted aye. The motion carried by a vote of 5 to 0.
Secretary
The Board received the resignation of Secretary Andrea Kapitanoff. A motion to accept her resignation was made by Ryan Dobson and seconded by Rob Luedke. The motion carried by a vote of 5 to 0. A motion to appoint Della Grice as Secretary was made by Michael Blankenship and seconded by Judy Railsback. The motion carried by a vote of 5 to 0.

7. Committee Appointments
A. Architectural Review Committee — Chair: John Beebe
Members: Les Kole, Danny DeHondt, John Urbanec, and Randy Richard. No changes or discussion were raised regarding the proposed chair and membership. A motion to approve the committee chair and membership as presented was made by Ryan Dobson and seconded by Rob Luedke. The motion carried by a vote of 5 to 0.

B. Welcome Committee — Chair: Ellen Maxton

Members: Terry Beebe, Kathy Dugan, Sandy Robeson, Kelly Urbanec, Marie Ondrako, and Della Grice (new addition). No changes or discussion were raised. A motion to approve the committee chair and membership as presented was made by Rob Luedke and seconded by Ryan Dobson. The motion carried by a vote of 5 to 0.

C. Road Maintenance Committee — Chair: Michael Blankenship

Members: Bryan Ferguson, John Beebe, Tom Angevine, and Randy Richard. No changes or discussion were raised. A motion to approve the committee chair and membership as presented was made by Ryan Dobson and seconded by Rob Luedke. The motion carried by a vote of 5 to 0.

D. CC&R's / Bylaws Committee — Chair: Kathy Rowell

Members: Michael Blankenship, John Van Schaik, Chris Tipton, and Judy Railsback. Michael Blankenship noted that Kathy Rall had confirmed by note that the committee's work is up to date. A motion to approve the committee chair and membership as presented was made by Michael Blankenship and seconded by Ryan Dobson. The motion carried by a vote of 5 to 0.

E. Firewise Wildfire Adapted Partnership — Chair: Les Kole

There are currently no additional committee members. President Ondrako recommended that an additional member be added to the committee so that Les Kole can begin grooming a successor; Judy Railsback agreed this was a good idea. A motion to approve Les Kole as committee chair was made by Ryan Dobson and seconded by Rob Luedke. The motion carried by a vote of 5 to 0.

F. Webmaster

A motion to reappoint Jerry Libit as Webmaster for DeerValleyEstates.net was made by Judy Railsback and seconded by Ryan Dobson. The motion carried by a vote of 5 to 0.

G. Historian / Archivist

Terry Beebe noted that the governing documents refer to this role as "Archivist" rather than "Historian." A motion to appoint Terry Beebe as Archivist was made by Rob Luedke and seconded by Michael Blankenship. The motion carried by a vote of 5 to 0.

8. Treasurer's Report and Financial Approval

Treasurer Paul Duggan was not in attendance. The financial report he prepared had been distributed to the board members for review in advance. No questions were raised by the board or by residents on the call. A motion to approve the financial report as presented was made by Michael Blankenship and seconded by Ryan Dobson. The motion carried by a vote of 5 to 0.

9. Committee Reports

A. Architectural Review Committee — John Beebe

Mr. Beebe reported very little activity. The two homes currently under construction are essentially finished from the committee's perspective, with one exception: both still have unfinished, base-only driveways. The committee will not sign off until the driveways are graveled, due to the risk of mud being tracked onto the roads. He thanked both owners for their cooperation throughout the process.

B. Welcome Committee — reported by Terry Beebe on behalf of Ellen Maxton

There has been little activity since the last meeting aside from coordinating the Annual Meeting. Ellen Maxton has not yet submitted receipts for supplies she purchased; Terry Beebe will follow up with her to ensure Treasurer Paul Duggan receives them. The committee has a couple of new owners to welcome once Ellen Maxton is available to coordinate.

C. Road Maintenance Committee — Michael Blankenship

Michael Blankenship reported a quiet year with excellent weather; several visitors have asked whether the roads had been freshly asphalted. The Beaver Creek turnaround project is now 100% complete, with thanks to John and Bryan. The Association is no longer eligible for a prior tax exemption on road materials because the supplier now maintains an office in Colorado and must charge Colorado sales tax; the committee paid approximately $35,000 including tax and fuel surcharge, but still came in well under budget. The orange survey flags used to map underground utilities on Elk Valley Road are gone, but the committee transferred the surveyed utility information onto the original drawing for the Association's records, and would like to do the same in other areas.

D. CC&R's / Bylaws Committee — reported by Michael Blankenship

Michael Blankenship reported that the committee met, though Shelly Faris is no longer on the committee and Chris Tipton was unable to attend. They have been applying the committee's AI-assisted review to provisions most applicable to the Association's needs. The committee will take up the architectural provisions next, expected around October, given recent state regulatory changes. The committee will meet again in October, and noted an informational session on HOA matters hosted by Reliance at the Bayfield Library on October 8.

E. Firewise Committee — Les Kole

Les Kole had no updated report, but noted he is grateful for recent rain and that the subdivision has not experienced any nearby wildfires. Terry Beebe added that the County and U.S. Forest Service have both lifted fire restrictions (the Forest Service the prior day, the County effective at midnight), though she cautioned that conditions remain dry despite the rain. Judy Railsback asked what the board could do to help Les Kole identify a successor for the committee; Les Kole indicated he has a couple of people in mind and will follow up within the month.

10. Old Business

Five-Year Road Maintenance Plan

The board discussed the five-year road maintenance plan previously distributed to the board and residents, and thanked the Road Maintenance Committee for its work. Michael Blankenship noted the plan is an estimate subject to change, that existing gravel supplies are expected to remain adequate for some time absent a major event, and that no increase in dues is anticipated. John Beebe provided additional context on this year's road treatment process and the use of a stabilizing product ("roadlock"), noting that it is water-soluble and must generally be reapplied annually, and that the committee is evaluating chip seal as a possible interim treatment between the current process and full paving; roads currently receive approximately 78% of the annual operating budget. The board discussed describing the document as a five-year projected, long-range plan, subject to annual review and revision by the board, rather than a plan requiring formal reapproval each year. The board indicated its approval of the plan on that basis.

Under Member Comments, Terry Beebe asked whether this motion had been properly seconded and voted on the record. Secretary Della Grice confirmed that she had not recorded a second. Judy Railsback stated her understanding that the board had agreed to accept the plan. President Ondrako indicated the board would follow up to confirm the record.

11. New Business

A. Annual Reserve Transfer — Discussion and Possible Action

President Ondrako reviewed the September 2019 reserve study, which recommended growing the reserve fund to $40,000 from its then-balance of $26,000, with the board intending to contribute approximately 3% of the annual operating budget surplus each year for five years, as funds allow.

- Because this is tied to the five-year road maintenance plan, the board discussed commissioning an updated reserve study and proposed holding a special meeting before the October meeting to review the study and determine how the approximately $16,900 in unspent road maintenance funds, plus the roughly $2,000 budgeted for the reserve this year, should be allocated, with a recommendation to be brought back for a vote at the October meeting.
- The board discussed maintaining a dedicated road maintenance reserve separate from the Association's general reserve fund, so that funds are preserved for road-related capital needs rather than general emergencies.
- Terry Beebe noted that reserve funds have previously been used for unbudgeted capital expenditures, such as the mailbox replacement project, in addition to emergencies, and that mortgage lenders evaluate an association's reserve fund health when underwriting loans.
- Shelly Faris asked whether Colorado's Common Interest Ownership Act sets specific requirements for establishing a road maintenance reserve; President Ondrako said the board would review the statute for guidance.
- A motion for the board to meet before the October meeting to review the reserve study and discuss the allocation and structure of reserve funds was made by Judy Railsback and seconded by Rob Luedke. The motion carried by a vote of 5 to 0.

B. Snow Plowing

Judy Railsback reported that she has been in contact with the Association's snow plowing contractor, who remains willing to continue servicing the community and will provide a contract soon. Rob Luedke asked whether the contractor is equipped to sand the paved uphill corners in the neighborhood; Judy Railsback confirmed the contractor sands those areas for an additional minimal charge and is familiar with the community's curves. The board expressed continued confidence in the contractor and agreed to await the forthcoming contract.

12. Member Comments — Open Forum

- President Ondrako opened the floor by addressing recent resident feedback on communications regarding the dumpsters and speeding.
    - He clarified that the dumpster reminder was intended to raise awareness of posted usage rules, not to surveil residents, and that he has discussed relocating the dumpster signage with John Beebe and Michael Blankenship to make it more visible.
    - He noted he has built a good working relationship with the waste management driver for the area, who will notify him before removing an item, when possible, to help avoid additional charges.
    - He explained that the speeding item was intended to encourage formation of a road safety committee focused on solutions, apologized for how the original communication was received, and thanked residents for their feedback.

- Terry Beebe reported that carabiners used to secure the dumpster lids keep disappearing and require repeated replacement.
    - President Ondrako said he was aware and asked residents to report it if they witness this occurring.
    - Les Kole reported that the carabiner on the east dumpster is currently broken, and noted that the current aluminum carabiners may not weld well to the chain.
    - Michael Blankenship volunteered to look into sourcing steel, climbing-rated carabiners as a more durable replacement with the ability to weld them onto the chains as was previously done with locks on the gates.

- Shelly Faris raised several items.
    - She noted that acceptable dumpster use is also addressed in the CC&Rs, not only the posted sign.
    - She also asked whether trash fees are now being allocated across all lots consistent with the bylaws' common-fee provisions, or continue to be charged only to residents the board considers year-round occupants, noting this is the third consecutive year the fee has been charged this way.
    - John Beebe responded that trash service is a utility rather than a "common interest" expense, and is therefore paid only by those who use it; Shelly Faris disagreed with this characterization. President Ondrako asked both to avoid speaking over one another.
    - Judy Railsback stated that the CC&Rs, in her reading, indicate every lot should be paying, that the Association's attorney agrees, and that the CC&R's/Bylaws Committee is working to clarify this in the governing documents so the matter can be brought to a vote; Michael Blankenship voiced support for that approach.
    - Terry Beebe suggested the board confirm with Treasurer Paul Duggan who is and is not currently being charged for trash.
- Shelly Faris asked whether the board had discussed whether committee chairs should also serve as board members, noting the potential appearance of a conflict of interest — for example, a director who also chairs a committee having to abstain from certain votes. President Ondrako responded that the current CC&Rs and Bylaws do not prohibit a committee chair from also serving on the board, but that the CC&R's/Bylaws Committee is reviewing the issue as part of its broader update.
- President Ondrako noted the board received approximately five or six additional resident comments, beyond the dumpster and speeding topics, that will be taken up as new business at the October meeting.
- Shelly Faris raised a question regarding setback requirements near her property related to the placement of the neighborhood mailboxes adjacent to her fence and gate access, which she feels limits her access. President Ondrako said he would review the matter with the Architectural Review Committee and the Association's attorney and follow up with her.
- President Ondrako asked for a volunteer to periodically review the Association website (DeerValleyEstates.net) to confirm that minutes, notes, and contact information remain current, approximately once a month. Terry Beebe volunteered, noting she will already be reviewing the site in her new role as Archivist; Della Grice offered to assist her.

13. Adjournment

There being no further business, a motion to adjourn was made by Rob Luedke and seconded by Judy Railsback. The meeting was adjourned at 7:43 p.m.