Dallas Meadows Community Association
Board Meeting Minutes - Draft
Date: Monday, June 29, 2024
Location: Zoom

I. Call to order – The meeting was called to order at 6:01 by Mark Dollard.

A. Board Members:
- Mark Dollard – President
- Eric Fallenius - Secretary
- Martin Bouliane – Treasurer
- John Harper - Member
- Valentine Szwarc - Member

B. Homeowners Present:
- Robert Keith - Lot 20 148 Uncompahgre Ct.
- Josh Freed - Lot 2 516 County Road 24
- Thomas Seaman - Lot 35 283 Meadows Cir.
- John Romano - Lot 16 567 Meadows Circle
- Todd Weibel - Lot 42 137 River Lane

C. Management Company: Bernadette Bacamante with ACCU

II. Homeowner Forum

- Robert Keith - Interested in the discussion including the easement related to the well and the plat update. Robert Keith also mentioned talking to the contractor about redoing their deck. Mark Dollard instructed them to check the portal and submit an ARC application for the deck project.
- Josh freed - No concern
- Thomas Seaman - Interested in the discussion regarding the plat amendment.
- Todd Weibel - No concern
- Valentine Szwarc - Interested in the discussion involving the new manager, with concerns about homeowners who do not adhere to the ARC guidelines. It was suggested that the manager should handle the enforcement of these guidelines.

III. Action taken outside of the Meeting

A. The board ractified the minutes of the meeting through email last April 29, 2024

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IV. **Minutes:** John Harper made a motion to amend the April 29, 2024, Board Meeting Minutes, it was seconded by Martin. All are in favor and the motion passed unanimously.

V. **Financials:** Mark Dollard made a motion to approve and conclude the Financial discussion, which passed unanimously. He noted that the financial balances are in a strong position. June marked the transition period for the HOA after collecting the annual dues, during which the HOA successfully transferred $6,930.00 to the reserve account.

The board reviewed the AR aging report, which included a minor $0.09 balance that may not necessitate further action. Management will first consult with executive management and will update the Board by July 30th or within the week.

VI. **Management Report**

A. Architectural Report – There are no ARC reports for the month of June
B. Violation Report – There are no Violation report for the month of June
C. Work Order Report - There are no Work Order reports for the month of June

VII. **Old Business**

A. Architectural Review Committee Report - Russell, the ARC chair, provided an update that all recent ARC requests were unanimously approved with no issues. The board voted to approve the updated ARC guidelines.
    a. Wally Hall Lot 18, 76 Uncompahgre Ct. - submitted to add a sunshade on the south side of his property. He also submitted to his surrounding neighbors. The sunshade was approved without opposition.
    b. Valentine Szwarc Lot 25, 109 Uncompahgre Ct. - submitted to add 2 additional matching solar panels to the array in his garage. The submission was approved without opposition.
    c. Sara Born Lot 34, 227 Dallas Ct. - submitted to erect a 6' corrugated metal fence around a portion of her property generally in line with the existing wire fence. The submission was also shared with all adjacent neighbors. The submission was approved without opposition.
    d. John Harper Lot 41, 101 River Lane - submitted plans for replacing and enhancing his existing deck with metal structural support. After coordination with the county, his plan was approved without opposition.

- Mark Dollard presented the policy update to the Board. John Harper and Martin Bouliane had no questions, while Erick Fallenius raised a minor concern regarding the approval timeline for requests, which typically takes a month. Despite this, he expressed his acceptance of the proposed changes.
  Martin Bouliane made a motion to adopt the updates to the ARC Guidelines, which was seconded by Mark Dollard. After no further discussion, the floor was opened for a vote. The results were as follows: John Harper, Martin Bouliane, and Mark Dollard voted in favor, while Erick Fallenius voted against. With a majority vote of 3 to 1, the motion passed, and the new ARC Guidelines were accepted and adopted.

B. Water Committee Report

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- Mark Dollard announced that John Harper is the chair of the committee. John Harper reported that there are no new issues to address. The committee is currently preparing a manual report and will update the community once everything is finalized.
  Mark Dollard also addressed a homeowner's question regarding the necessity of the light on the tank. The light, which activates when the pump is running, was dimmed based on homeowner feedback. The HOA will revisit the need for the light on the hill at the tank.
  Additionally, the Orion survey has provided a topo survey for the shared open space, specifically for the section where the road runs. Mark Dollard will distribute the document to the Board and homeowners. The next step involves finding a contractor for the project.

C. CC&D Policy Updates - The board discussed the need to update the community's policies and covenants to ensure compliance with state regulations. They plan to work with Altitude Law to efficiently make the necessary updates.

D. Retain New Attorney - Honorable Lane Thomasson, County Court Judge, Ouray, the new attorney of the HOA, will work with Dallas Meadows in organizing and framing the plat amendments and in recreating the covenants.

E. Plat Amendment Discussion - The updates will be prepared and will be presented at the next board meeting, it will be open for discussion and votes.

The board discussed the potential impact on homes that currently do not meet the 50-foot setback requirement. Some members expressed concerns about the possibility of reducing the setback to 25 feet for all homes. Mark Dollard concluded the discussion and assured the homeowner that their concerns would be taken into consideration.

VIII. New Business:

A. Short-term Rental Regulation Updated - The community currently has four short-term renters, all of whom will adhere to the updated policy. This change is part of the recent policy update, which reflects new regulations set by the county.
B. CPPHE Lead & Copper Pipe Inventory competition - Mark Dollard completed the inventory, and the HOA is now in compliance and has been granted a full waiver.
C. Search for a New Manager - Martin Bouliane provided an update on their search for a new community manager, as they have had some challenges with the current management company, ACCU. They are exploring options to find a manager who is more familiar with the community.
D. Register our non-profit HOA with the Feds - Mark Dollard will open a ticket to have this added as a manager task. The board wants to ensure that the Dallas Meadows Community Association remains in compliance with the new law.

IX. Next Meeting – Monday, October 28, 2024 @ 6:00 PM – Location: Zoom

X. Adjournment – Mark Dollard motioned to end the meeting at 6:48 PM and the motion passed and carried unanimously.

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Respectfully Submitted by ACCU on July 30, 2024
By: Bernadette T Bacamante

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