Dallas Meadows Community Association
Annual Board Meeting Minutes - Approved
Date: Monday, December 11, 2023
Location: Zoom

I. Call to order – The meeting was called to order at 6:06 pm by Mark Dollard
   a) Board Members Present: President - Mark Dollard, Vice President - Russell Cosby, Secretary – Erik Fallenius, Treasurer – Martin Bouliane, Absent: Board Member & Chair of the Water Committee– John Harper
   b) Management: Tina McFarlin with ACCU.

II. Verify Quorum – Per the Bylaws 50% = 21 residents must attend in person or via proxy. Quorum was met (21via zoom, 4 -proxies, 25 total).

III. Proof of Notice was provided by ACCU.

IV. Budget- The 2024 Budget was reviewed by Mark Dollard and Martin Bouliane. Martin Bouliane made a motion to ratify the budget, Marvin Lummis seconded the motion, the motion passed and was approved unanimously.

V. Mark Dollard made a motion to adjourn the meeting at 6:09 pm, Kyle Combs seconded the motion the motion carried and passed unanimously.

Annual Meeting

I. Call to order – The meeting was called to order at 6:11 pm by Mark Dollard
   c) Board Members Present: President - Mark Dollard, Vice President - Russell Cosby, Secretary – Erik Fallenius, Treasurer – Martin Bouliane. Absent: Board Member & Chair of the Water Committee– John Harper
   a) Management: Tina McFarlin with ACCU.

II. Verify Quorum – Verify Quorum – Per the Bylaws 50% = 21 residents must attend in person or via proxy. Quorum was met (21via zoom, 4 -proxies, 25 total).

III. Proof of Notice was provided by ACCU.

IV. Minutes: The minutes from December 15, 2022, were reviewed. Russell Cosby made a motion to approve the minutes, Martin Bouliane seconded the motion, the motion carried unanimously.

V. Financials: Martin Bouliane provided an overview of the financials.
   - We opened two CD accounts with Wells Fargo in January, $125,000 at 3.75% and $24,000 @ 2.5%, we will make approximately $5,500 in interest on those CDs for the year. These CD's will be reviewed when they mature.
   - Assurance HOA Management took over our accounting after the first quarter.
   - We transferred $20,000 over to them and kept the balance and reserves under the Association Management.
   - We transferred $5,000 to a reserve account with Assurance for capital expenditures.
   - Assurance HOA Management was acquired during the summer and our accounting changed hands.

APPROVED

- The current balance sheet posted online requires some adjustments as some items were not properly assigned but we are working on fixing them before the end of the year.
- As of last week, there were 4 homeowners that were delinquent on their dues.
- We opened a new account with Alpine Bank in December were or non-invested funds will now yield 3% interest
- The 2023 budget will end up remarkably close to balanced and likely with a surplus:
    - We went over plan on legal counsel fees.
    - We did better than projected on water overage collection.
    - We did better than projected on interest earned.
- Total cash available at the end of November was $234.159.78.
- Martin is working with ACCU to reconcile the line items.

I. Old Business:

- ARC Committee – Chair – Russell Cosby reported there are not any open ARC applications, some submissions for 2024 will be coming due to the sale of homes.
- There are 5 vacant lots in the neighborhood.
- Water Committee – Chair – John Harper assists with the meter reading along with Caroline McAndrews. Wireless communication system in place, it has been working very well.
- Road up to the water tank – future. Current easement is not accessible via vehicle, surveyors need to come out, it will be about $25,000 - $30,000. Kevin wanted to know about the owners, lot 30 southern end of the lot. The owners are not ready to sign any easement agreement at this time. Further discussion on the potential of constructing a new road on the easement up to our water tank within our Open Space will take place during the upcoming year.
- Hard line phone lines discovered there were issues with this system and was replaced by the wireless. This hard line has been removed from the phone company and is no longer being serviced. Do we want a backup hard-wired phone system? Marvin had a question on the wireless system, Mark discussed the wireless system and the extensive planning that went into this in 2023.
- Formation of the Water Committee – Mark discussed the formalities of the Declaration if they want to be amended. Caroline talked about the Declaration already states about committees and being protected by the D & O policy. Mark Dollard will review the Declaration to see if an action amendment needs to happen. This is a domestic water board.

II. New Business:

- EPA has passed new rules regarding lead in domestic water system in the pipes. Mark Dollard will send out information to all owners regarding this. Phase 1 is inventory, no expense on this as Mark has signed the service agreement. There are 10 homes that are built before 1988 and may need to have conversations with Sunrise Engineering or a survey coming. Mark will continue to manage this project.
- Updating the current policies that CCIOA mandates.
- Updating of variance processes in the Declaration, this would be under the ARC committee. More discussion to follow.
- Short-Term Rental – beginning of the year, the Board will review all Short – Term rentals.
- Code of Ethics, the board will have to sign a code of ethics in 2024.

APPROVED

Dallas Meadows Community Association
Annual Board Meeting Minutes - Approved
Date: Monday, December 11, 2023
Location: Zoom

III. Nomination & Election of Officers: There were no nominations received, so the current board will remain in place by acclimation for 1 more year.

IV. Open Forum: Caroline McAndrews wanted to know who the new owners were. Mike and Trisha have completed their home. Via email to all DMCA owners, Dollard will share names of all new property owners in DMCA since our last annual meeting.

V. Adjournment: Kevin Wilson made a motion to adjourn the meeting at 7:14 pm, Steve Cheval seconded the motion, the motion carried unanimously.

Board Meeting:

I. Call to order – The meeting was called to order at 7:19 pm by Mark Dollard
In attendance: Mark Dollard, Russell Cosby, Erik Fallenius, and Martin Bouliane. Absent: John Harper

II. Homeowners – None

III. Appointment of officers: Mark Dollard made a motion to keep roles the same as in 2023, Russell Cosby seconded the motion, the motion passed unanimously.

IV. New Business: Mark will make sure the shared drive is a read only for committee members with an expiration date for participation. Meeting will be Monday nights quarterly beginning January 29th, 6:00 pm, April 29th at 6:00 pm, July 29th at 6:00 pm, then the Budget Meeting, October 28th at 6:00 pm. The Annual Meeting December 9 at 6:00 pm.

V. Adjournment: The Board meeting was adjourned at 7:33 pm by Mark Dollard

APPROVED