DALLAS MEADOWS CPNDIMONIUMS ASSOCIATION ANNUAL & BUDGET RATIFICATION MEETING

January 27th, 2025, 6:00 PM

Via Zoom

Call to Order

The meeting was called to order at 6:00 PM by Mark Dollard, Board President.

Introduction

Board members Mark Dollard, Eric Fallenius, John Harper, Martin Bouliane, and Russel Cosby were present, along with RaeAnne Hadley and Maddy Hadley from Design HOA.

Determination of Quorum

With twenty-two units represented in person and via proxy, the board deemed quorum was met to hold the Annual and Budget Ratification meeting. Quorum was not met to vote on the updated governing documents and will be voted on at a later date.

President's Report

Mark explained he did not prepare a president's report, but had sent out an email to everyone before the meeting to provide an update on the HOA business. Mark discussed the water committee volunteers, Wally Hall and the others have been doing a great job and the communication systems that were upgraded last year have behaved perfectly. Mark explained that there had been some lightning strikes in the HOA but nothing has affected the communications from the pump house to the tank. Mark explained that there is now a tracking app so the committee can monitor behavior and trends on water usage. Mark explained it will make it much easier to identify leaks and problems to allow quicker response time and add efficiency. Mark discussed the ARC committee has been doing a great job. He explained they are very engaged and intelligent on the matters and the HOA is very fortunate for those volunteers. Mark discussed building a road that would lead up to the water tank, but the cost was too prohibitive and too steep of a slope. Mark explained that the HOA is currently holding off on any discussions or movement on road access to the tank at this time. Caroline asked if the previous suggestion of creating an agreement with River Sage to create a memorandum of understanding to access the tank in case of an emergency. Mark explained that the open space doesn't touch the HOA's common area and has since lost access to the road that was used previously. Mark explained that the board has had conversations with the owner of Lot 30 have happened in the past but at that time the owner was not interested in signing any agreements. Mark explained that there is a provision in the CC&Rs for emergency access to the tank. Kevin asked if there were property owners near the tank that could be purchased or negotiated with. Mark explained due to the landscape; it would not be an option. Mark explained that the HOA did not need access often but would need access to maintenance and emergencies. Mark discussed the sandblasting of the water tank which is only needed every 15 years.

2023 Annual Meeting Minutes

The Annual Meeting Minutes were sent out in the meeting packets. Erik Fallenius motioned to approve the meeting minutes as presented. John Harper seconded, and all approved.

2025 Financial Reports

Martin discussed the financial reports and went over the financials presented in the packet. Martin explained the Wels Fargo operating account has $10,400; the reserve account has $135,430. The Alpine Bank operating account has $10,400, the reserve account has $62,406, and the savings account has $2,062. The total balance with both banks is $236,000. Martin answered questions from the homeowners. Mark explained the HOA has a healthy budget and financials. Mark explained the annual assessments went out late, so the due date was pushed out and assessments are due by the end of February.

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Nomination and Election of Directors
Russell Cosby and Martin Bouliane's one-year terms expired, and volunteers were asked to submit nominations. Tom Seaman, Val Szwarc, and Jacob Sklar were nominated to join the board. Mark Dollard, John Harper, and Eric Fallenius all volunteered for another term on the board. Mark did explain this would be the last year he would be able to serve on the board. Mark made a motion to accept the nominations for the new board to be Mark Dollar, John Harper, Erik Fellenius, Val Szwarc, Jacob Sklar and Tom Seamon. Caroline McAndrews second the motion and all approved.

Budget Ratification
Mark discussed the proposed budget and explained there was not going to be an increase in assessments. He discussed they are due by the end of February since the assessments were sent out late, but if anyone was experiencing any hardship that they could contact Design HOA and set up a payment plan.

Old Business

a) EPA New Rules. RaeAnne explained Design HOA was not familiar with the EPA, the agenda item was from ACCU. Mark discussed removing the agenda item and RaeAnne agreed.
b) Updating Policies per CCIOA Mark explained the policies are on the website for the HOA. Mark explained that policies needed updating as they were no longer in compliance with CCIOA and state law. Mark explained the policies were updated by Altitude Law.
c) Updating Variance Processes in Declarations. Mark asked RaeAnne to remove this agenda item also.
d) Short-Term Rentals Mark explained there are 4 licenses in the community. Mark explained the board verified with the current license holders that they are renewing their license for the 2025 fiscal year.
e) Code of Ethics Mark explained that the code of ethics is part of CCIOA's laws and that new board members need to sign it when they come on the board. He explained that board members are not given preferential treatment due to their position within the HOA.

New Business

a) Updating Governing Documents

Mark explains the board has been talking to an attorney to update the CC&R's to make them compliant with state laws. Mark explained the attorney will help clarify the CC&R's where wording is unclear. Mark explained that some areas in the CC&Rs would get additional rules to help keep the HOA looking nice while following CCIOA laws. Mark answered questions from homeowners. Mark explained that since the meeting did not have 67% quorum required to vote on accepting the updated CC&Rs and Bylaws, a vote would need to be held at a later time.

b) Voting on amendment for Declaration.

The amendment for the Declaration was not voted on due to quorum.

Owners Comments
Mark discussed the Plat amendment setback and suggested that it be an agenda item at the next board meeting. Mark asked for feedback regarding the plat amendment. Mark explained their attorney was working behind the scenes to get the status removed from properties currently listed as legal nonconforming. Mark explained the plat was incomplete under the CC&Rs and homeowners operated under the CC&Rs information. Mark explained the County was also in error, but because the HOA had an incomplete plat for all these years, it was up to the HOA to correct them. Brenda asked what was involved in correcting it. Mark explained a new title commitment for every property is required. Mark explained he spoke with the county surveyor and the surveyor estimated it to cost approximately $12,000. Mark explained title work would also need to be performed and estimated

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that it would cost an additional $13,000 along with attorney fees. Mark explained that this agenda item will also need to be voted on by 67%. Erik discussed contacting title companies for the nonconforming lots and be held with some liability and possibly cover the costs required to bring the lots to a conforming status. Road options to get up to the tower were discussed but no final decisions were made. Brenda asked if someone was checking the water usage. Caroline explained she was late in getting the last two months of reporting out as she was dealing with sick parents. Caroline explained that normally she gets them out within a couple of days of John sending her the reports. Mark explained that all of the people on the committee are volunteers, and life sometimes gets in the way. Mark explained that things should be back on track. Mark explained the freezing temperatures have caused some leaks and discussed how important it is to keep your pipes warm and in the winter. Mark asked if RaeAnne would start posting the water usage on Design's website. RaeAnne agreed to add the files for homeowners to monitor.

Adjournment

The meeting was adjourned at 7:30 PM by Mark Dollard. Respectfully submitted by Maddy Hadley, Design HOA

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