Dallas Meadows Homeowners' Association
Board Meeting Minutes – Approved
Date: Monday, September 11, 2023
Location: Zoom

a) Call to order – The meeting was called to order at 6:04 pm by Mark Dollard
b) Board Members Present: Mark Dollard – President, Martin Bouliane - Treasurer, & John Harper – Chair of Water Committee & Member at Large, Erik Fallenius – Secretary & ARC Chair, Absent - Russell Cosby – President of ARC- Quorum met
c) Committee Members Present: Erik Fallenius – ARC Chair, John Harper – Chair of Water Committee
d) Homeowners Present: Dan & Emma Kigar – 340 County Road – Lot #5, Henry & Jeanne Hooper – 430 County Road – Lot #4, Wally Hall, 76 Uncompahgre Ct, Lot #18, Val Szwarc – 109 Uncompahgre Ct , Lot #25, Larry Benasutti – 430 Meadows Circle , Lot #23(5 owners)
e) ACCU Inc.: Tina McFarlin – Regional Vice President

I. Homeowner Forum: Nothing

II. Actions outside the Board Meeting: None

III. Minutes: Martin Bouliane made a motion to approve the June 12, 2023, Board Meeting Minutes, John Harper seconded the motion, the motion carried and passed unanimously.

IV. Ratifications: None

V. Managers' Report:
a) Tina McFarlin reported that there were 2 resales in August, 74 Dallas Court (Lot 30) & 221 Dallas Court (Lot 36), both were closed in August and information has been updated in AppFolio.
b) Assurance HOA Management has been dissolved and has been acquired by ACCU Inc, out of Denver. They have been in business for over 40 years and come with great accounting expertise, which is what was required and necessary. A new Welcome Letter will be going out to all owners shortly. Tina McFarlin will continue to work with Dallas Meadows as the Community Association Manager. There will be 5 meeting minutes per year including the annual meeting and the minutes will be taken by Tina McFarlin. Mark Dollard will sign the new agreement with ACCU.

VI. Financials:
a) Assurance HOA - presented the July financials to the Board via email. Martin Bouliane would like to review the financials, there were capital expenses in July and August that needed to be these will be out of the reserve account. Mark Dollard had questions on the A/R Aging, Statements went out via email and via USPS. Reserve Balance Sheet moving forward, P/L vs Budget -Reserve fund Expense $750.00 for sprinklers, Dallas Meadows does not have this G/L account

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so this will need to be moved to the correct code. Expenses for Water 6097 is for Pure water systems, look at other water expenses 6095 & 6096. Martin Bouliane, balance sheet missing the CD accounts from Wells Fargo. No motion was made until these items are rectified.

b) Water Usages have been posted to owner's accounts, so please make sure payments are submitted monthly, if you have questions regarding the water usage you can log on to the website Dallas Meadows Community Association.

c) Delinquencies will be discussed during the executive session.

VII. Old Business:

a) Water Team Update – Water Committee presented information. The committee has been testing the wireless communication system as well as the meter. This system is up and running, an extra box has been purchased. The process will be documented, if it fails the system will be switched back to hard wired. All information is on the website Dallas Meadows Community Association. If Tri-County came in they would need to redo all the pipes, a very expensive decision to make a 2/3 vote to get this approved if needed. The water well produces 22.5 gallons per minute. Martin Bouliane has a contact for road building, lot #30 was used for access prior, a new road will be looked at and reviewed with the 20-foot easement in each lot. The open space is to steep. A proposal for $27,500 to build a new road was submitted to the Board, two culverts will be needed. The road and potential access might be over a ¼ of a mile, maybe a little more, the end is an existing road that ends at lot #30, this will be a capital expense. Mark Dollard will contact the new owners of lot #30 regarding the road and needing access.

VIII. New Business:

a) ARC Update – 2 lots sold. Moving forward ARC reports will be provided by ACCU for documentation. 1 ARC was submitted for – Sunsails and approved – McAndrew, Caroline – 143 Meadows Circle, Lot #38

b) Ditch issues that address 3 homes, the HOA does not own this ditch. John Harper spoke about these issues and feels that the HOA is not responsible for this ditch, it might be an easement area. John has looked into water rights, these three (3) homes might have the water rights but not the HOA on River Lane only. No further discussion on this ditch topic.

c) 2024 Preliminary Budget – ACCU will be putting together a preliminary budget with the Boards input. The policies (9) currently these will cost close to $1000, $700 to produce, water overage from the well, this will be discussed, the rates will be discussed with Caroline McAndrew, Val Scwarc stated these rates are on the report Caroline produces. 12,000 gallons of water per month allowed. There have been a lot of capital expenses in 2023, so in 2024 we should not have much except for the road to the tank, the Declaration and or Bylaws should be updated to reflect staggering of directors and remove declarant language. Mark Dollard spoke about adding a variance process to our rules and regulations

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d) 2024 Board Positions – There will be ballots sent out prior to the annual meeting for new board positions. A Nominating Committee will be formed – ad hoc committee, Board members 3 – 7 max. Erik Fallenius, John Harper & Mark Dollard will remain on the board. Martin Bouliane will think about staying on the board. Tina McFarlin will send over information regarding committee charter.
e) Annual Meeting – CCIOA states no less than 10 days and no more than 60 days for the notice to go out. This meeting will take place Monday, December 11 at 6:00 pm via zoom.
f) Overage of water usage for Lot #39, a new owner, the overage for July and August will be partially written off. Martin Bouliane will review the information and then inform the board via email. The Management Company will then inform the owner.

IX. Adjourn: Martin Bouliane made a motion to adorn the meeting at 7:40 pm John Harper seconded the motion, the motion carried and passed unanimously.

X. Next Meeting: Annual Board Meeting - Monday, December 11 at 6:00 pm via zoom. There will not be a 4th quarter board meeting, the management company will send the preliminary 2024 budget to the board, and this will be approved via email.

Minutes taken by ACCU Inc. on September 11, 2023
Tina McFarlin, Regional Vice President

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