Dallas Meadows Homeowners' Association
Board Meeting Minutes – Approved
Date: Monday, January 29, 2024 @ 6:00 pm
Location: Zoom

I. Call to order – The meeting was called to order at 6:04 pm by Mark Dollard
   a) Board Members Present: Mark Dollard – President, Martin Bouliane - Treasurer, Russell Cosby – Vice President & Chair of ARC, John Harper - Member, Absent - Erik Fallenius – Secretary & ARC Member.
   b) Committee Members Present: Russell Cosby – President of ARC, John Harper – Chair of Water Committee
   c) Homeowners Presents – Steven Chevalier – 67 River Lane, Caroline McAndrews – 143 Meadows Circle, Val Szwarc – 109 Uncompahgre, John Romano – 567 Meadows Circle
   d) ACCU Inc.: Tina McFarlin – Regional Vice President

II. Homeowner Forum: Val Szwarc – late fees and interest have been resolved and removed from his account. Martin Bouliane had a question on both his accounts. The Manager will get this addressed so it shows corrected.

III. Actions outside the Board Meeting:
   a) The approved via email the September 11, 2023, Board Meeting Minutes.

IV. Minutes: September 11, 2023, Board Meeting Minutes

V. Ratifications: John Harper made a motion to ratify the September 11, 2023, Board Meeting Minutes, Russell Cosby seconded the motion, the motion carried and passed unanimously.

VI. Financials:
   a) Mark Dollard reviewed the 2023 year-end financials. The balance sheet was reviewed, and they have (7) accounts in various bank accounts.
   b) Martin Bouliane is the treasurer of the Board. There are 2 CD's that are up February 9, 2024. Tina McFarlin will send over a new rate sheet from First Citizen Bank. They will be for a year-term.
   c) Martin Bouliane mentioned there were some things he wanted to address, pg 25 of financials and $323.78 – Lock Box? The Manager will reach out to Lorinda and find out what this line item is.
   d) The Board did not approve the December Financials until all the 2023 invoices have been updated and paid.
   e) The Water invoices are the most important and the board would like these invoices pushed through without board approval.

VII. Managers' Report: Association Tasks were reviewed.

VIII. Old Business
   a) Architectural Review Committee – Russell Cosby gave his report, there were not any ARC applications submitted.
   b) Water Committee Report – Mark Dollard gave a thank you to all that contributed to the work of the leak issue. John Harper singled out Martin as a real hero that weekend. The Committee will monitor the difference that exists between the amount of water that runs through our meters versus the total water that is actually pumped. We are thinking this leak may have been responsible for some of that variance. The committee will have an update at the 2Q Board Meeting. John Harper provided the meter reading update – lot 27 is still reading issues. John and Caroline are working on the issue and will continue to be in touch with Lot 27 owner. All of the smart meters are the individual property

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owner's expense and responsibility. In 2024, the Committee will continue the investigation into adding a road up to our water tank. We have one early drawing/plan that shows the ability to build a drivable road all within our road/utility easement at the end of Uncompahgre Court and the community Open Space beyond it. The old handshake agreement with the Weavers does not appear retrievable in any way. The land that runs along the entire southern border of our Open Space is owned by the Town of Ridgway as part of Dennis Weaver Park. We share no border with River Sage anywhere. We have just the one existing easement for access to the tank. All on the Board agreed that we need to do this professionally and by the book with all required permits. We will get bids from 3 excavators who are familiar with working in Ouray County, and we will secure a surveyor who works in the area. These will be capital expenses. All neighbors will be kept updated on plans.

c) Bylaw Updates – There will be updates to bylaws this year.
d) Policy Updates – 9 policies that CCIOA states that all associations need to have in place. These polices cost was $700.00, Mark Dollard signed the service agreement with Altitude Community Law.
e) Engagement Letters- Campbell & Watson – Taxes, Altitude Community Law - Policies

IX. New Business:

a) Short-Term Rental Compliance – The Secretary will ensure all STR permits are still in compliance with the county and with HOA guidelines and will provide an update at the 2Q Board Meeting.
b) The Board Conflict of Interest Policy will be part of the new policies that Altitude Community Law is drafting and be replacing the old one, which was wisely conceived and well crafted, but this newer version from the attorney is confirmed compliant with CCIOA.
c) CDPHE Lead & Copper Pipe Inventory – Mark Dollard talked about this at the annual meeting. Mark Dollard stated that the Association was up to date with all the information they needed. Mark also shared samples of the pipes with them.
d) 2023 Tax Return & Registration with the State. – Discussed, using same firm, and ACCU assists with the SOS.
e) Bylaw Revision Discussion: Mark Dollard stated that they were well done. The Annual Meeting was suggested to be held in the summer, it does state that the meeting is to be held in August – October. This will remain the same to provide a clearer picture of the financials. There are some inconsistencies in the Bylaws per Val Szwarc. Items that are recommended for the change:
    1. Article III.2 – Annual Meeting – August – October, change to December
    2. Article V.1 – Election of Board Members – 1 year term, change to 2-year term.
    3. Article V.18 – Telecommunications – okay to meet via zoom or teams.

X. Adjourn: Mark Dollard made a motion to adorn the meeting at 6:59 pm Russell Cosby seconded the motion, the motion carried and passed unanimously.

XI. Next Meeting: Monday, April 29, 2024 @ 6:00 pm via zoom.

Minutes taken by ACCU Inc. on January 29, 2024
Tina McFarlin, Regional Vice President

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