DALLAS MEADOWS COMMUNITY ASSOCIAT1ON

BOARD OF DIRECTORS MEETING MINUTES

February 19th, 2025, 5:00 PM MST

Via Zoom

Call to Order & Determination of Quorum

Mark Dollard called the meeting to order at 5:01 PM. Mark Dollard, Jacob Sklar, Val Szwarc, Tom Seaman, John Harper, Erik Fallenius, Russell Crosby were all present; RaeAnne Hadley and Maddy Hadley with Design HOA were also present.

Approval of Previous Meeting Minutes

John made a motion to approve the October 28, 2024 meeting minutes. Mark seconded; the vote passed unanimously.

Appointment of Officers

The board appointed new directors to their respective positions. The new board is as follows.

President: Mark Dollard	Vice President: Val Szwarc
Treasurer: Tom Seaman	Secretary: Jacob Sklar
Member at Large: John Harper	Member at Large: Erik Fallenius

ARC Committee

Val explained there are currently no outstanding requests at this time. Mark explained that Val Szwarc is the chair on the board. Russell Crosby and Erik Fallenius have agreed to stay on the ARC committee. Mark explained the board is looking for more volunteers to serve on the board. Mark explained there are currently 5 vacant lots, two of the lost are owned by homeowners. Mark explained it is a possibility lost 30 & 36 may be submitting requests this year to build on the property but the ARC committee shouldn't be too busy this year.

Water Committee

Mark explained the water committee is not in the CC&R's, the committee is something the board created to help homeowners keep track of their water usage. John has been collecting water meter readings every month. John explained some of the remote reading sensors are beginning to break and may need to be replaced in the next few years. Wally Hall has been a huge help with preventing damage to the systems caused from fires, lightning strikes, heat and voltage control. Mark explained John Harper is the chair of the committee. Wally Hall, Martin Bouliane, and Caroline McAndrews have agreed to stay on the water committee. Mark explained two of the water pits have frozen this year, Mark suggests keeping the pits insulated with sealant tape to prevent freezing. Mark explained the water pits and the equipment in the pits are the homeowner's responsibility to keep them maintained and replaced when they break.

Old Business

a) CC&R Amendment and Vote

Mark explained the board will be setting up a vote to approve new amendments to the CC&R's and sending them via US mail to the homeowners.

b) Plat Amendment and Vote

Mark explained the HOA has found a local attorney to help with plot amendments, the attorney stated the HOA will have to draw a new plat map. Mark explained the cost to have someone dome out and create the new plat would be around $12,000. Mark explained the county is encouraging the HOA to have a new plat drawn, the county would accept the new plat and record it into the county's database, each plat would need to get a title policy which are discounted to a degree. Mark estimated the entire project to cost around $25,000. Tom discussed the issues he experienced when the lot next to him was being developed. Mark explained that this subject had been discussed

multiple times in the past and asked Tom to draft a letter of Tom's experience to be attached to the meeting minutes.

c) Road to Tank

Discussed in executive session.

New Business

a) HOA Paying Invoices

Val discussed a late invoice Design HOA had sent to the board from Altitude Law. Mark explained that ACCU did not keep up on payments and Design HOA has been trying to clean up all the accounts. Mark asked Design HOA if all the bills were now current. RaeAnne explained all accounts are now current

b) Bylaw Amendments

Val expressed concern that the declaration (CCR) amendment was removing prohibiting hotels and motels in section 8.2.5 of our current declaration. Val mentioned the fundamental requirement is to limit rentals either STR or long term to one per lot. Mark asked Val to submit specific language for section 8.2.5 and Val agreed to do that. Under By Law amendments Val expressed concern that the Altitude law attorney updated the By Laws and that was not discussed at the Oct BOD nor the Annual Meeting according to minutes of the Oct BOD meeting at the time. Val pointed out that according to DMCA Declaration, By Law amendments need to be approved by 67% of the Association members according to section 12.1 of the declaration. Section 23.5 of the declaration also states that in the event of a conflict between the declaration and other documents, the declaration takes precedent.

Executive Session

The board discussed the road to the water tank. No resolution at this time.

Adjourn

The meeting was adjourned at 6:39 pm by Mark Dollard.

RESPECTFULLY SUBMITTED by Maddy Hadley, Design HOA.