Dallas Meadows Homeowners' Association
3rd Quarter Board Meeting Minutes
August 18, 2025 Via Zoom

Roll Call and Introductions: The meeting was called to order at 4:02 pm by Mark Dollard.

a) Board members present: Mark Dollard – President, Val Szwarc – V. President and ARC Chair, Tom Seaman – Treasurer, Jacob Sklar – Secretary, John Harper – Chair of Water Committee & Member at Large, Quorum met.
b) Committee Members Present: Russell Cosby-ARC Committee, Caroline McAndrews – Water Committee
c) Homeowners Present: Larry Benasutti (Lot 23) and Chris Kuptz (Lot 30). RaeAnne Hadley with Design HOA was also in attendance.

Proof of Notice of Meeting or Waiver of Notice: Mark verified the meeting packet was sent out via email within the required 3 days' notice per CCIOA

Approval of Q2 Meeting Minutes: Val made a motion to accept the meeting minutes as presented. Tom seconded, and the motion passed unanimously.

ARC Updates: The Committee is Val Szwarc - ARC Chair, Russell Cosby, Gary Ratcliff, Erik Fallenius, Steve Chevalier, and Michael Edwards. Val discussed that the committee has been busy with Lots 30 and 7 submitted with initial building plans and followed up with the final plans. The committee reviewed the plans and approved them. Lot 8 submitted a request for PV installation on their roof. The committee reviewed and approved of that request. Val explained he requested PV installation on his property and asked Russell to review his request which was approved. Val discussed minor requests for temporary sunshades and fruit trees. Val explained he felt the requests were so minor that he gave the homeowners approval outside of the committee. Mark expressed his gratitude to Val for the update and noted that the increasing number of requests for ARC on issues that do not require approval is a positive sign. He also mentioned that the ARC process is progressing very well.

Water Committee Updates: The Committee is John Harper – Chair, Wally Hall, Martin Bouliane and Caroline McAndrews. John thanked the Board for the quick vote on the temporary water meter at Lot 30. He explained they ended up not needing the meter, as the official meter was delivered sooner than anticipated. John discussed the meter was hooked up, he was able to do a test reading and appeared to be working correctly. John explained he did the monthly reading on the 1st of August and that Caroline clarified there

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may be an issue with the meter, so John will go back over to Lot 30 to try and figure it out. John discussed that there may be one other meter reading issue that he will go and troubleshoot. John explained the local water supply vendor, Ferguson, does not carry the water meters the HOA needs if there are issues with the current meters. He explained Grand Junction Pipe and Fittings do carry the correct meters. Mark reminded members that homeowners are responsible for their meter and will need to replace their meter if their current meter fails. Mark explained there were overages on water and those were sent to Design HOA for billing. He discussed that the overages appeared to be irrigation and landscaping related. Mark explained that under the current board resolution members can ask to get some level of forgiveness on water overage if it is leak related. Mark explained that Val and the water overage subcommittee prepared a new draft water overage resolution. Val discussed the current policy relates to overages caused by broken pipes or malfunctioning plumbing and is a little excessive. Val, John Harper, Tom Seaman, and other members of the Board collaborated to revise the policy, aiming to enhance its fairness. Val explained the policy focuses on, as a minimum, recovering the cost of water production. Val discussed in the event of a significant water leak, such as a pipe that releases 100,000 gallons, there are inherent costs associated with the delivery of that water. The newly proposed overage policy aims to at least recover these costs, particularly when a homeowner seeks a variance from the standard water rates, which increase substantially with higher usage—likely in an exponential manner for those exceeding 30,000 to 50,000 gallons per month. Val suggested to include mechanisms to recoup the expenses related to water production, encompassing three key components: the costs of electricity, chlorine, and a daily fee based on the duration it takes to rectify the issue. This approach is designed to encourage prompt resolution of leaks, thereby minimizing unnecessary water loss. Val discussed that he sent the policy to the Board for review after John Harper and Tom Seaman reviewed the first draft a month ago. Val reminded members that this policy was not intended to replace the current rates for water usage but intended to deal with a specific scenario. Tom discussed that he and Val had a discussion regarding the policy, which includes a per diem charge applicable from the moment a leak is identified until it is resolved. Tom asked if homeowners could request a waiver for this charge if they can prove that they acted promptly upon discovering the leak-specifically, if they engaged a leak detection service and arranged for repairs without delay, would they still incur the per diem charge under these circumstances. Val explained his intention was to utilize the monthly water usage reports to identify any potential issues but the July reports as of yesterday had not been posted on the website. Caroline apologized, explaining her father passed and she was delayed in producing the report. She explained she was fine with handing this function over to another volunteer. Val expressed his condolences for Caroline's loss and suggested the possibility of hiring someone to read the meters and process the data as they had in the past. Val suggested reaching out to the water operator to see if he would be wiling to take on the task. John explained there has been discussion regarding the fees the homeowners pay for irrigation and suggested that it might be an

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issue to be revisited and possibly altered. John expressed his concern of water overages using more than their 12,000 gallons a month taxing the well to the point of possibly not working. John suggested a cost increase for different amounts of water overage. John used the example of the first 5,000 gallons over the 12,000 is a charge of $6.00 for every thousand gallons. John explained some lots are using 30,000 gallons a month, typically in the summer months, but pointed out if everyone did that, there would be concern with water supply, so raising those rates as a deterrent may conserve the water. Mark confirmed it would be an issue with the water if everybody used 30,000 gallons during the summer. John agreed and suggested possibly using a billing method similar to the Town of Ridgway. John explained he was unsure of the answer, but he was aware it has been a discussion within the community. Val agreed it would be an appropriate discussion for an open Board meeting. Val also agreed that there is concern on water availability, especially during dry years and reminded members the Town of Ridgway is under stage 2 water restrictions and limiting people on how much and when they can water their gardens. Val explained he understood the HOA had a different water source, but drought was still a consideration. Val explained there were many homeowners who only use 3,000 to 4,000 gallons even in the summer months but if the others continue to use 15,000 or 20,000 gallons per month, it would be a problem for the HOA. Val volunteered to be on the subcommittee to revisit the water rates. Mark agreed the subcommittee did a good job capturing the Board's sentiment. Mark explained Wally's new monitoring system tells when the pump is running, how long it's running, how much water it's pumping, the electricity that gets used and the time of day, so that he can see the patterns and is an additional way of having flow monitoring in between water reports. Mark explained the tracking isn't robust enough to use on a daily basis, but it can show when someone has an obvious leak or a spigot on or running water non-stop He said in a year or two they would have the historical data and system fine-tuned. Mark agreed that John and the Water committee continue the discussion of adjusting the water rates. Mark also pointed out that the area did not see regular snow fall this past winter. Mark agreed the Water Committee should proceed with updating the rate schedule. John agreed to keep Val in the loop. Mark questioned how to treat the updated resolution and whether Val had intended on voting on it during the meeting. Val explained there were some areas that needed to be resolved before a vote, such as the cost of chlorine per thousand gallons of water production, electric rate. John explained Chris would have the answers to those questions. Mark stated he would reach out to Chris to get the cost of chlorine. Val asked Design HOA if they would send him the latest SMPA electric bill to update that TBR and then send the updated policy to the Board for review and then send it to the members through an email to vote on.

Financial Review (YTD 2025) Mark explained Design HOA sent out the most recent budget vs actual through the end of July. He explained he did not see any big issues that jumped out and turned it over to Tom. Tom thanked RaeAnne as he was on the Board before without a management company and it was a struggle to get the numbers right and

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presentation to be clear. He explained he was not familiar with not-for-profit accounting, but he did not believe the two CDs at Wells Fargo should be included in the income statement. Tom explained the presentation shows the actual income is over $200,000 due to the CDs. Mark agreed with Tom and asked RaeAnne why they were presented in the income. RaeAnne explained the other HOA Design manages prefers their CD's to be listed in the income category and that was how it was presented to her. RaeAnne agreed to research and reach out to another professional regarding nonprofit financials and how the CDs are presented in reports. Mark agreed with Tom that it is appropriate on the balance sheet but misleading on the income statement and confusing. RaeAnne agreed to investigate it further. Mark discussed the interest will be recorded at maturity and the gains realized is when they would be recorded as income. Tom discussed the legal expenses were over budget and asked if it was from the MOU for Lot 30. Mark commented that he had been surprised the budget only held $1,000 for legal. He explained they knew the CC&R needed to be updated, and the financials reflect everything from Altitude Law including the CC&Rs, Bylaw updates and their assistance with the MOU. Tom thanked Mark for the explanation. Val asked why the special reserve assessment was still in the operating account when the annual assessments from all the members are collected at the beginning of the year. RaeAnne explained that it is the Board's decision, and they must vote on when to move the money. She explained legally Design HOA cannot move any money without Board approval. Val asked if one Board member needs to make the decision and RaeAnne explained it must be a Board majority vote. Val recommended moving the money at the beginning of the year instead of sitting in the operating account. Mark explained that is how it is usually handled but it has been overlooked. Val asked if the Board could make a motion now to move the funds. Mark agreed and Val motioned to move $12,030 from the operating account into the reserve account. Tom seconded the motion and all approved. Val recommended that moving forward the Board should vote at the 2nd Quarter meeting to move the funds instead of waiting until later in the year and miss out on the higher interest account. The Board agreed.

Old Business

Plan vote on CC&R and Bylaw Changes. Mark explained the changes to the CC&Rs and Bylaws that Altitude Law made kept the HOA in line with CCIOA. He explained the entire membership needed to vote on it and with the election for the Board needs to be done at the annual meeting, it made more sense to vote on the changes then. Mark reminded everyone that 67% of the members need to vote for the updates.

Update on work to fix discrepancy between our plat and our Declaration. Mark explained he engaged the help of Chris Hawkins from Alpine Planning, the county and the local attorney who was trying to work with the HOA. Mark explained Hawkins is paid to dive into land use codes and is an expert. He explained during the meeting with the planning department and Chris, it was obvious that Hawkins knew what he was doing and had done this many times. Mark pointed out that everyone had agreed that 42 title commitments, paying a surveyor for

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the field work, to locate every pin and redraw it were going to be expensive and time-consuming and received pushbacks from the county attorney and the Board of County Appeals. Mark explained once Hawkins got involved, he was able to make the planning department see that a PUD amendment would be the easiest way to correct the issue without having to make any replats. It would just correct the reference between the plat and the Declaration to make two plats to make sure they match. Mark explained he received a quote from Alpine Planning and that Hawkins wants to go through Section A to make sure that the PUD is going to work. Hawkins estimate came in at $5,200. Mark explained the Board should be realistic and there is a chance it could cost a little more, as he will be billing by the hour. Mark asked if anyone had questions or comments on the proposal. Val suggested having the conversation in the executive session. Val stated that he believed that Leo has not reviewed the plan yet. Mark agreed he had only a brief conversation with him, and it was good feedback. Mark agreed to save the conversation for executive session.

Water Tank Access. Mark explained the Board should save discussion on the MOU and water tank access for the executive session.

New Business

Start Discussions on 2026 Budget. Mark explained there would most likely be a budget meeting in place of the 4th quarter and that while Tom was the Treasurer, the full Board is responsible for the final aspect. Mark explained you take the previous year's budget and go through each line item. Mark asked if Tom had any questions before opening it up to the full Board and any capital projects to consider. Tom commented that he thought it was good they were starting to discuss the budget now and to get in touch with Design HOA to figure out what was not accurate for the 2025 budget. Tom agreed with Mark that planning for capital expenditures was valuable. Mark asked the other Board members if there were any expenses that might be different from 2025 or anything to start to consider. Val suggested including an expense to hire someone to read the water meters. Mark asked if Val remembered who it was in the past to get paid to read the meters. Val could not recall. Tom explained he believed the gentleman was a retired hotel worker and he believed it cost $100 or $200 per month. Tom explained that the person needed to carry liability insurance, the gentleman quit as he was not willing to get the insurance required by the HOA insurance requirements for subcontractors. Mark agreed that the subcontractors need to carry insurance and liked Val's idea of hiring someone to take the pressure off of the volunteers and formalize the process. Mark suggested to continue communication on the subject and send out feelers of who might want to step in and help with the matter. Val suggested contacting their water operator to see if he would be willing to add the task to his plate. Mark pointed out he would probably charge a lot of money. John pointed out that the hardest part of the job would be scheduling. He explained it doesn't take long to do the actual reading as you drive around the neighborhood, and the information comes in automatically. John explained Caroline was doing the difficult part of processing the data. John explained he understood Val's need for a timely report and for homeowners to

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have that information. John explained that was how they were able to detect some leaks. Mark explained that he enjoys working with spreadsheets and as he was stepping off the Board this next year, he was going to reach out to Caroline to train him on how to create the reports and alleviate the pressure on her. Mark reiterated it would be good to professionalize that position and take some pressure off the volunteers. Mark offered to reach out to Chris and see if he would be willing to take the task on. Val pointed out that if a homeowner had a leak and the reports were not done in a timely manner, they could claim they didn't know about it for a while. Mark clarified that that situation had not happened yet. Mark wanted to thank all the volunteers on the Water Committee and all members who volunteered their time on HOA items. Val concurred with thanking the volunteers. John wanted to personally thank Caroline for her time. Mark asked if there were any other capital expenses or items not yet thought about for the 2025 budget. Mark explained the Board will continue with emails to get the budget finalized before presenting it to the members at the Annual Board meeting.

Start Discussion on election for the next Board. Mark asked RaeAnne when the Annual meeting had been held for 2025. RaeAnne explained the meeting had been held January 27, 2025. Mark recommended having the Annual meeting again in January with a 4th Quarter meeting being held in October or November. Val agreed to a November Board meeting with the focus being on the 2026 budget. Mark asked the Board members to review their calendars and agreed upon November 10th at 4:00 pm for the Budget Planning meeting. Mark asked to schedule the January Annual meeting, and all agreed upon January 26, 2026, at 4:00 pm. Mark mentioned some members want to meet in person, but he said the future Board would need to make that decision. Mark suggested budgeting for a picnic or a venue to make sure to get all members of the HOA together. **Mark encouraged non-Board members to consider volunteering for the Board. He explained it is only a one-year term and asked for volunteers. Mark asked any interested volunteers to submit their letter of interest and bio to Design HOA and the Board at their earliest convenience for consideration as the Annual meeting packet is being created. Mark explained he wanted the packet built by the 4th Quarter meeting in early November and would like to hear back from members by that date**.

Member Comments. There were no member comments**.**

Adjourn Mark adjourned the meeting for members at 5:07 pm

1. **Executive Session**
   Pursuant to CRS 38-33.3-308 4(e) Any matter the disclosure of which would constitute an unwarranted invasion of individual privacy; (f) Review of or discussion related to any written or oral communication from legal counsel. (Note - Executive Session is between the Board members, management, and legal counsel if requested to attend. All other

owners present should be requested to leave the meeting area when the Board enters into Executive Session.)

MOU for the water tower access, ARC, PUD

- Next Meeting Date November 10th, 2025 4:00 pm

- Agenda Items to follow up on:

- Water Committee: Present a proposal for updated water rate schedule at the next meeting.
- John: Revisit past emails and discussions about water usage rates and draft a proposal with the Water Committee.
- Val: Collaborate with the Water Committee on the water rate schedule proposal.
- John: Check and troubleshoot meter reading issues for Lot 30 and another lot with reading problems.
- Board: Consider adding water meter reading and data processing tasks to a paid contractor's responsibilities.
- Mark: Send Chris a question on the cost of chlorine.
- RaeAnne: Forward the latest S&P statement to Val.
- Val: Determine the rate structure from the S&P statement.
- Val: Update the resolution with chlorine cost information and circulate to the board for an email vote.
- RaeAnne: Transfer $12,030 from the DMCA Operating account to the DMCA Reserve account.
- RaeAnne: Research how CDs should be properly presented in nonprofit financial statements.
- RaeAnne: Note that reserve funds should be transferred in the second quarter meeting in the future.
- RaeAnne: Add CC&R and bylaw updates vote to the annual meeting agenda.
- Tom: Take the lead on preparing the 2026 budget.
- Mark: Reach out to Caroline about training on water meter data processing.
- Mark: Contact Chris about potentially handling water meter readings professionally.
- Board members: Consider potential capital projects for the 2026 budget.
- Board members: Consider whether to stay on for the next term and submit their interest.
- Non-board members: Submit letters of interest and bios to RaeAnne for board consideration.
- Board: Meet on November 10th at 4 PM for 4th quarter and budget planning meeting.
- Board: Hold annual meeting on January 26th from 4-6 PM.
- Board members: Consider including budget for community picnic/in-person meeting in 2026 budget.
- Mark: Share the MOU with Chris and Rima for their attorney's review before execution.
- Val: Follow up with Sarah regarding her plan to bring her property into compliance with the covenant's structure limitations.
- Mark: Execute and record the MOU at the courthouse after Chris and Rima's review.
- Mark: Confirm whether Chris Hawkins' cost proposal includes all team expenses or if there would be additional fees.
- Mark: Verify who "Jim" is on Chris Hawkins' team and whether he is an attorney.
- Mark: Update the board via email once the questions about the Alpine Planning proposal are answered.