DMCA Meeting Minutes

11/13/17

Board Meeting

6:10 PM meeting called to order.

Board Members Attending: Vince Snowbarger, John Young, Gordon Mull, Tom Seaman, Val Szwarc

1. With regard to our ongoing discussion of nightly rentals, Vince suggested that the Board set the regulatory issues as an item to be addressed in 2018. The Board seems to feel that, if renters will be expected to adhere to "the rules", then the Board needs to clarify what "the rules" are.

2. John moved to approve all minutes of the Board meetings from August through October. Val seconded. The minutes through October were unanimously approved.

3. John gave the monthly Financial Report for October (a copy of the report is attached). He noted that we paid $44.91 for a valve cover from GJ Pipe. Gordon offered his corporate discount for any future purchases from GJ Pipe. We also paid Larry Benasutti for his water testing services. Val asked why Larry's billing was $800.32 and not in an even amount. John responded that there are small incidentals included in his billing.

4. John noted that Attorney Jon Pfeiffer charges us $195 per hour, an increase from his previous billing rate. Gordon noted that he has had no additional conversations with Pfeiffer since September. Vince, Val and Tom offered to contact other local attorneys to find out their billing rates and to get proposals from them to represent us as needed in future matters. It was agreed to stay with Pfeiffer for now for the ongoing suits with Garth Valentine. Gordon suggested that we also check to see if any attorneys that we may contact for proposals have any conflicts before they provide proposals.

5. John moved to approve the Financial Report. Gordon seconded. The Financial Report for October was unanimously approved.

6. Gordon stated that he had nothing to report regarding Old Business. Vince asked about the ongoing lawsuit with Garth Valentine. Gordon informed us that if both of Garth's appeals are accepted by the court, they would most likely be combined. However, Attorney Pfeiffer is on hold until the courts rule on the appeals.

7. Val suggested that we look into what San Miguel County requires in order for a renter to get permission to do nightly rentals. Perhaps DMCA should consider requiring an Application for a Short-Term Rental Permit. Vince noted that we have a requirement for members to report nightly rental activities to the Board but no one is submitting any reports. Perhaps we need to establish a mechanism for members to submit reports.

8. As regards the ACC, Val indicated that we had received a notice from Lynne LaCourt stating that she had to go the ACC for approval. She also expressed concern about harassment issues in the past with certain ACC members. Vince noted that Bill had recused himself from any approval requests from Lynne. Vince stated that the ACC has a process that has been approved by the board, and that Lynne needs to go through that process just like any other DMCA member. working. Val will handle communications with Lynne.

9. John reported for the Water Committee. He had received a call from the Godbys. They had paid an overage fee for October and were concerned that they might have a leak. John investigated and discovered that they do in fact have a leak. He gave them a few options whom to call.

10. Val asked if MacAndrews' water meter has been installed. John noted that it has not been installed, but that he had given the contractor specific detail about which meter to use and where to obtain one. Val noted that ACC approval is contingent on her using the proper water meter in compliance with DMCA requirements.

11. John noted that Larry had billed DMCA for the what appears to be 50% of the cost of his insurance. John returned the bill noting that the Board had not yet approved his expenditure. Val informed us that he had asked our Agent about quoting insurance for Larry and Steve Scheu. She responded that she could probably not get a better rate than Larry is getting. Val noted that Larry is not doing water testing for Elk Meadows. Val will ask Larry if he is doing testing for any other HOA who should be sharing the expense with us. Vince asked Val to request a copy of Larry's Declaration page.

12. Gordon asked about Steve Scheu's insurance. Val thought that Steve's should be much less expensive than Larry's given the limited scope of what he does for us. Gordon agreed to ask his agent to give a quote for coverage for Steve.

13. Val noted that our D+O insurance is scheduled to renew in February. He also noted that our General Liability insurance premium has not increased.

14. Val informed the Board that our agent, Billie Hackworth, stated that one of the carriers that she uses is dropping its coverage for another HOA because that HOA does not require its subcontractors to have their own liability insurance. Val stressed the importance of our requiring coverage with related certificates of insurance.

15. Tom reported that he had had a conversation with Judi Snelling. Judi had received a call from Mountain Management indicating that they would like to bid on providing management services to DMCA. Services would include attending board meetings, keeping minutes, scheduling and managing annual meetings, tallying votes as necessary, and generally keeping the Board informed about regulatory and compliance issues. Apparently Mtn Mgmt provides similar services to other local HOA's. Their fee would be $200 per month with additional charges for

additional services, if any. Gordon expressed concern that a management company may want to take over our relationships with our subcontractors and then add their fees on top of the contractors' charges. Val suggested that we could include and exclude specific responsibilities in any contract. Tom, Gordon and Val agreed to do further research into the issue.

16. John noted that the Lindlers still had not paid the balance of their annual HOA dues. He agreed to bill them and to add the $45 late fee.

17. Vince suggested that we defer discussion about formalizing the Water Overage Fee Policy until 2018.

18. Vince confirmed that the Annual Meeting is set for Jan. 14 at 6 PM at The Church of the San Juans. He asked each board member to submit their respective reports by our next board meeting. Vince is targeting January 2 as the date to get the mailings out in advance of the Annual meeting. Vince agreed to prepare a Nightly Rental Survey Report. The following reports will be prepared by the following board members and are due on or before Dec. 11:

    a. Gordon – Legal
    b. Tom – Web Site
    c. Val – Insurance
    d. Bill – ACC
    e. John – Financial
    f. Vince – President's Report and Nightly Rental Report

19. Vince noted that Don and Lysa have rented their house for 6 months to the new minister at their church.

Vince moved to adjourn. Tom seconded. The meeting was adjourned at 7:45 PM.

Financial Report October 2017

Checking Account

Balance	Date	Deposits	Date	Payments	Check	Description
$ 9,323.25						Balance Forward
$ 9,278.34			10/3/2017	$ 44.91	1324	Valve cover (Hartigan r
$ 9,163.54			10/3/2017	$ 114.80	1325	Meter Reading (Scheu)
$ 9,181.04	10/16/2017	$ 17.50				water overage (Doorn)
$ 9,185.04	10/16/2017	$ 4.00				Water overage (Snellin
$ 9,220.79	10/16/2017	$ 35.75				Water overage (Pennir
$ 9,249.79	10/16/2017	$ 29.00				Water overage (Parkis(
$ 9,259.29	10/16/2017	$ 9.50				Water overage (Cheval
$ 9,263.29	10/16/2017	$ 4.00				Water overage (Henne
$ 9,287.54	10/16/2017	$ 24.25				Water overage (Woodı
$ 9,295.54	10/16/2017	$ 8.00				Water overage (Seama
$ 9,124.37			10/16/2017	$ 171.17	1326	San Miguel Power

Saving Account Balance	Deposits	Withdrawals	Description
$ 14,518.83			Balance Forward
$ 14,519.44	$ 0.61		Interest 10/01/2017
$ 14,520.04	$ 0.60		Interest 10/31/2017

Reserve Savings Balance	Deposits	Withdrawals	Description
$ 34,056.98			Balance Forward
$ 34,058.43	$ 1.45		Interest 10/1/2017
$ 34,059.83	$ 1.40		Interest 10/31/2017

TOTAL ASSETS

$ 57,704.24

Financial Report November 2017

Checking Account

Balance	Date	Deposits	Date	Payments	Check	Description
$ 9,124.37						Balance Forward
$ 8,324.05			11/1/2017	$ 800.32	1327	Water Testing
$ 8,212.85			11/1/2017	$ 111.20	1328	Meter Reading (Sheu)
$ 6,815.35			11/8/2017	$ 1,397.50	1329	Lowery Excavation
$ 5,196.85			11/8/2017	$ 1,618.50	1330	Romney Law
$ 5,043.20			11/8/2017	$ 153.65	1331	San Miguel Power

Saving Account Balance	Deposits	Withdrawals	Description
$ 14,520.04			Balance Forward
			Interest

Reserve Savings Balance	Deposits	Withdrawals	Description
$ 34,059.83			Balance Forward
			Interest

Dallas Meadows Community Association
Agenda
November 13, 2017 Board Meeting
6:00 PM (Vince's)

1. Approval of minutes of October 9 Board meeting
2. Financial Report (John)
3. Old Business
   a. Litigation update (Gordon)
      - LaCorte Fence
      - Valentine appeal
   b. Web site update (Tom)
   c. "Nightly rental" (Vince)
   d. ACC business (Bill)
   e. Water system issues (John)
   f. Insurance (Val)
      - Coverage for contractors
   g. Water usage policy
   h. Annual meeting
      a. Date
      b. Reports
      c. Business
4. New business
   a. Other