DMCA BOARD MEETING MINUTES

Purpose of Meeting: To provide a forum for the DMCA Board to meet and confirm they are fulfilling their duties and functions outlined in the Amended and Restated Bylaws of the Dallas Meadows Community Association.

Meeting Date	May 16, 2022	**Meeting Time**	6:09 pm – 7:44 pm

DMCA Board Attendees:

☐ Tom Bennett	☐ Josh Freed
☒ Martin Bouliane	☒ Marvin Lummis
☒ Mark Dollard	☒ Gary Ratcliff

***Guests –**

#	Agenda Item Discussion and Result
1	**Public Comment** • Kevin Wilson read a letter that was sent to the Secretary and Board prior to the meeting. See ATTACHMENT 1. • Owner of 38 Dallas Court, Greta Rytlewski, stated that she agreed with everything in Kevin's letter. • Kevin further stated that he wanted the question of how to use (or not use) the Open Space to be an agenda item. He requested a special meeting so the entire membership could weigh in on the topic.
2	**Approve Previous Board Meeting Minutes** • Prior to the meeting, the Secretary shared the draft minutes from the April Board Meeting. With no suggested changes, Martin made a motion to approve the April Board Meeting Minutes as presented. Gary seconded. No further discussion. Vote to approve passed unanimously.

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#	Agenda Item Discussion and Result

3	**Water Team Update**
	• Meters were read and April usage report sent to Secretary on May 17th. LOT 13 APPEARS TO HAVE A LEAK. Secretary will include water report with the draft minutes.
	• Antenna required to read the meter for Lot 41. No reply yet if this can be installed. Update at next meeting.
	• Mark updated Board that meter and water system maps were added to the web site under ORGANIZATIONAL DOCUMENTS.
	• Kevin Wilson's note included questions about access to the cistern inside the common area. Access was gained in the past via what is now River Sage, but with its development, that access is no longer available. When the cistern was worked on last year access was gained across the Young property off of Dallas Court, who were kind enough to allow the one-time access. The current easement road appears too steep for any wheeled vehicle or large equipment to ever get up it, but no one has ever tried as far as we can tell. Gary submitting a question to Gordon to see if any previous Boards had discussed this and it an alternative plan (no tank and more pumps) was ever considered.
	• Prior to Meeting Gary shared email with Board and Gordon regarding specific locations of testing samples. Martin raised a very good point, suggesting we excavate for the pipe samples near valves we know are bad or near the end of their life. We further discussed the four locations for pipe removal. For the east-west run behind Henry Hooper and Kevin's house, we leaned toward removing a section behind Kevin's house (so more to the east) near the valve Gordon previously pointed out as non-functioning. That way the excavator can extract a section of pipe and replace the faulty valve at same time, per Martin's suggestion. We also figured it might make it easier for the excavator to locate the pipelines. The same approach was discussed for where lot 16 and 17 meet and due to the nearby valve, that can be replaced at same time. Gary will cite these two locations when he contacts Phil Bradford and Todd Haynes to bid on and complete in the next few weeks. The line crossing the river will have to wait until late fall. Gary spoke with Steve Chevalier prior to meeting – Steve was told by the original installers (Lester & Ralph) that the line under the riverbed is a metal pipe with a 1-inch PVC pipe in it. One inch is the diameter of the line on the east side of the river. Regarding lot 31, we have a plan with Mike Edwards, the owner of the lot, to use his excavator to grab the needed sample at that location.
	• It was agreed to hold off on any more test sites until we get the results from these three. See where we are.
	  ○ **Action**: **Josh/Gary** will develop a documented Standard Operating Procedure for leak detection and valve shut-off/testing.
	  ▪ Due Date: August 13, 2022
	  ○ **Action**: **Gary** will obtain two quotes for excavating and grabbing the pipe samples.
	  ▪ Due Date: June 13, 2022

4	**Financial Report** • Martin (Treasurer) shared the financial report through April 30th with the Board prior to the meeting. Martin gave a high-level review of the report, noting that nothing was out of the ordinary in terms of payables and all were in line with where we would expect them to be at this date. Three property owners are still overdue on their 1Q Dues. Updated collections policy and late fees were discussed but no action plan set. Financial Report included with these minutes. • After discussing at March's Board meeting, Martin did a little research on safe, interest-bearing accounts that would be appropriate for our reserve funds. Martin found the returns to be so low it would not be worth it. • For capital planning purposes, Gary asked our water guy (Chris Bolane) his opinion on the condition of the pump house. Aside from better lighting, he said we were in decent shape and he saw no need for any major capital improvements.

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#	Agenda Item Discussion and Result
5	**Other Business** • **Home-based Businesses / CC&D Updates** – No new updates • **Uncompahgre Court Easement Rules & Regulations** – After a lengthy discussion on the topic, Martin made a motion to engage the HOA attorney to give his legal opinion on access to and use of the Common Area. Marvin seconded. Passed unanimously. Gary will write letter and engage with our attorney. • **Management Firm Proposals -** Mark sent updates to one firm that provided a proposal, but received no feedback and did not see a new proposal from them. Other received bid is final and ready for a reply. Third did not reply yet. Moving slower than hoped with fewer options than first hoped. Mark will keep trying and provide update at June meeting. • **Trespassers From River –** Neighbor on east side of river reached out to Board, sharing that many more people now floating the river trespass across his property in recent years. He asked if we could post some signage at the start of the Dallas Meadows neighborhood advising floaters/boaters that they are entering an area where both sides of the river are private until they reach the Country Road 24 bridge. Gary talked with Mayor or Ridgway about adding signage to the primary put in place near the Sherman St bridge. Board made no firm assignments but Gary planned to investigate the feasibility of new signage. Ongoing topic. ○ **Action**: **Mark** will re-work existing management proposals and obtain a third. ▪ Due Date: June 13, 2022 ○ **Action**: **Everyone** will research and send suggestions for the CC&D update spreadsheet. Ongoing. ▪ Due Date: June 13, 2022
6	**Open Action Items** ○ Action: **Marvin** will investigate updating the CC&Ds as it relates to home-based businesses and any other items the membership deems important. **Everyone** will review CC&Ds and bring items they believe need updating to the Board meeting. Ongoing. ▪ Due Date: August 8, 2022 ○ Action: **Josh** with Gary assisting will develop a documented Standard Operating Procedure for leak detection and valve shut-off/testing. ▪ Due Date: August 8, 2022 ○ **Action**: **Gary** will obtain two quotes for excavating and grabbing the pipe samples. ▪ Due Date: June 13, 2022 ○ **Action**: **Mark** will re-work existing management proposals and obtain a third. ▪ Due Date: June 13, 2022
7	**Adjournment** • With consensus among all members, Gary adjourned the meeting at 7:44 PM.
8	**Next Meeting** • Next meeting – June 13, 2022 at 6:00 PM via Zoom

Dallas Meadows Community Association

Monthly Finance Report — April

last data entry: 2022-04-11

Operating Budget	Annual Budget	Actual YTD	Plan Difference	Comments
Income				
HOA Dues Improved lots	$27,540.00			**$765 per lot (35 lots)**
HOA Dues Unimproved lots	$3,990.00	$26,375.00	$47,590.00	**$665 per lot (6 lots)**
Reserve Dues	$42,435.00			**$1035 per lot (41 lots)**
Tap Fees	$0.00	$0.00	$0.00	
Fines for Violations	$0.00	$0.00	$0.00	
Water Overage Payment	$0.00	$9.35	$9.35	
Transfer from Savings or Reserves	$0.00	$0.00	$0.00	
Other	$0.00	$113.19	$113.19	
Total Income	$73,965.00	$26,497.54	($47,467.46)	
Expenses				
Utilities				
Water Testing	$3,000.00	$0.00	$3,000.00	
Water O&M	$17,200.00	$5,033.69	$12,166.31	
Water System Capital/Reserves	$0.00	$0.00	$0.00	
Electricity (Pump & Tank)	$1,800.00	$506.66	$1,293.34	
Water Meter Reading	$0.00	$0.00	($0.00)	
Administration				
U. S. Post Office/Postage	$100.00	$0.00	$100.00	
Office/Copy	$150.00	$0.00	$150.00	
WEB Site	$250.00	$378.00	($128.00)	
Annual Meeting/Special Meeting	$150.00	$0.00	$150.00	
Social (e.g., Yearly Picnic)	$250.00	$0.00	$250.00	
Misc. (e.g., Associations, etc.) + Bank Error	$500.00	$0.00	$500.00	
Legal and Professional				
Tax Prep/Audits/Fees	$1,000.00	$0.00	$1,000.00	
Attorney/Legal	$2,000.00	$408.00	$1,592.00	
Audit	$1,000.00	$0.00		
Insurance				
Insurance	$2,300.00	$938.00	$1,362.00	
Contingency	$1,000.00	$0.00	$1,000.00	
Transer to Savings/Reserves	$42,435.00	$0.00	$42,435.00	
Total Expense	$73,135.00	$7,264.35	$65,870.65	
Net Income	$830.00	$19,233.19		
Checking Account End of Month Balance		**$34,484.66**		

Capital or Reserve Planned Expenses	Expected	Actual	Difference
			$0.00
			$0.00
Total Capital	$0.00	$0.00	$0.00

Savings Account

Balance forward from previous year: $2043	Expected	Actual	Difference
Input	$0.00	$0.00	
Expenses		$0.00	
Savings Account End of Month Balance		**$2,043.05**	

Reserve Account

Balance forward from previous year: $154484	Expected	Actual	Difference
Input	$0.00	$0.00	
Expenses		$0.00	
Reserve Account End of Month Balance		**$154,483.74**	

DMCA Monthly Water Usage

Period (Days): 31
Limit for Period (Gals): 12230
Reading Date: 3/31/2022 5/1/2022

LOT	MIUID	Start Reading	End Reading	Usage	1st 10k Over $5/1000 gal	Next 8k Over $10/1000 gal	18k Over $40/1000 gal	Monthly Fee	Past Due Fee	Total Due
1	1567580266	352950	358300	5350	$0.00	$0.00	$0.00	$0.00		$0.00
2	TC	0	0	0	$0.00	$0.00	$0.00	$0.00		$0.00
3	1567617396	2273900	2283300	9400	$0.00	$0.00	$0.00	$0.00		$0.00
4	1567616506	548750	550000	1250	$0.00	$0.00	$0.00	$0.00		$0.00
5	1568199212	1000350	1003300	2950	$0.00	$0.00	$0.00	$0.00		$0.00
6	1568199226	942900	946800	3900	$0.00	$0.00	$0.00	$0.00		$0.00
7	NONE	0	4013.3	4013	$0.00	$0.00	$0.00	$0.00		$0.00
8	1568199230	1470000	1473950	3950	$0.00	$0.00	$0.00	$0.00		$0.00
9	1567617806	1471800	1476750	4950	$0.00	$0.00	$0.00	$0.00		$0.00
10	1567559472	95263.1	98700.8	3438	$0.00	$0.00	$0.00	$0.00		$0.00
11	1567549124	1068200	1072050	3850	$0.00	$0.00	$0.00	$0.00		$0.00
12	1567556264	476150	478050	1900	$0.00	$0.00	$0.00	$0.00		$0.00
13	1567559476	476250	489750	13500	$6.35	$0.00	$0.00	$6.35		$6.35
14	1567561322	1376000	1380900	4900	$0.00	$0.00	$0.00	$0.00		$0.00
15	1567556044	794000	797000	3000	$0.00	$0.00	$0.00	$0.00		$0.00
16	1567561150	413700	413800	100	$0.00	$0.00	$0.00	$0.00		$0.00
17	NONE	0	0	0	$0.00	$0.00	$0.00	$0.00		$0.00
18	1567582476	1508300	1511100	2800	$0.00	$0.00	$0.00	$0.00		$0.00
19	1567559870	1044350	1046500	2150	$0.00	$0.00	$0.00	$0.00		$0.00
20	1567581876	746050	747850	1800	$0.00	$0.00	$0.00	$0.00		$0.00
21	NONE	0	0	0	$0.00	$0.00	$0.00	$0.00		$0.00
22	1567559462	963950	965200	1250	$0.00	$0.00	$0.00	$0.00		$0.00
23	1567583076	1449350	1456700	7350	$0.00	$0.00	$0.00	$0.00		$0.00
24	1567581968	1915700	1916650	950	$0.00	$0.00	$0.00	$0.00		$0.00
25	1567561160	314100	315800	1700	$0.00	$0.00	$0.00	$0.00		$0.00
26	1567566810	853700	857100	3400	$0.00	$0.00	$0.00	$0.00		$0.00
27	1564937394	1327950	1332650	4700	$0.00	$0.00	$0.00	$0.00		$0.00
28	1567572930	1478950	1482600	3650	$0.00	$0.00	$0.00	$0.00		$0.00
29	1564892062	1062900	1064600	1700	$0.00	$0.00	$0.00	$0.00		$0.00
30	NONE	0	0	0	$0.00	$0.00	$0.00	$0.00		$0.00
31	NONE	0	0	0	$0.00	$0.00	$0.00	$0.00		$0.00
32	1564926300	105600	108200	2600	$0.00	$0.00	$0.00	$0.00		$0.00
33	1564926228	2196400	2205600	9200	$0.00	$0.00	$0.00	$0.00		$0.00
34	1567583012	2087700	2097000	9300	$0.00	$0.00	$0.00	$0.00		$0.00
35	1564940058	1539250	1545050	5800	$0.00	$0.00	$0.00	$0.00		$0.00
36	NONE	0	0	0	$0.00	$0.00	$0.00	$0.00		$0.00
37	1567566422	757800	763350	5550	$0.00	$0.00	$0.00	$0.00		$0.00
38	1567566876	155406	158625	3219	$0.00	$0.00	$0.00	$0.00		$0.00
39	1567617220	845550	847650	2100	$0.00	$0.00	$0.00	$0.00		$0.00
40	1567653552	1308000	1317500	9500	$0.00	$0.00	$0.00	$0.00		$0.00
41	1567617222	870650	Could not get reading for this month since transmitter sits to low; Data last obtained on 2/2/2022							
42	1568194332	329000	339300	10300	$0.00	$0.00	$0.00	$0.00		$0.00

Annual Dues Accounting
2022

Lot #	Name	Lot Status	Total Due	Balance	Payment 1	Deposit Date 1	Check #	Payment 2	Deposit Date 2	Check #	Payment 3	Deposit Date 3	Check #	Payment 4	Deposit Date 4	Check #
1	Sokolowski	Improved	$1,800.00	$1,350.00	$450.00	3/29/2022	1247									
2	Freed	Improved-TC	$765.00	$765.00												
3	Bennett	Improved	$1,800.00	$0.00	$1,800.00	4/11/2022	2148									
4	Hooper	Improved	$1,800.00	$900.00	$900.00	2/22/2022	3035									
5	Kigar	Improved	$1,800.00	$1,350.00	$450.00	3/31/2022	2507									
6	Wilson	Improved	$1,800.00	$1,350.00	$450.00	3/24/2021	1320									
7	Lummis	Unimproved	$1,700.00	$850.00	$850.00	5/16/2022	1758									
8	LaCorte	Improved	$1,800.00	$1,350.00	$450.00	3/31/2022	27620622044									
9	Lummis	Improved	$1,800.00	$900.00	$900.00	5/15/2022	1757									
10	Lindler	Improved	$1,800.00	$1,350.00	$450.00	3/31/2022	8108123									
11	Klonoski	Improved	$1,800.00	$1,800.00												
12	Ratcliff	Improved	$1,800.00	$900.00	$450.00	3/19/2022	2616	$450.00	5/15/2022	2621						
13	Snowbarger	Improved	$1,800.00	$0.00	$1,800.00	3/31/2022	1168									
14	Bouliane/Rivard	Improved	$1,800.00	$1,350.00	$450.00	3/14/2022	139									
15	Cagney	Improved	$1,800.00	$1,350.00	$450.00	3/29/2022	516									
16	Romano	Improved	$1,800.00	$0.00	$1,800.00	2/23/2022	1527									
17	Romano	Unimproved	$1,700.00	$0.00	$1,700.00	2/23/2022	1526									
18	Hall	Improved	$1,800.00	$0.00	$1,800.00	2/22/2022	1112									
19	Dollard	Improved	$1,800.00	$0.00	$1,800.00	2/24/2022	1000166									
20	Feierabend	Improved	$1,800.00	$900.00	$450.00	3/19/2022	5644	$450.00	5/16/2022	5666						
21	Bouliane/Rivard	Unimproved	$1,700.00	$1,275.00	$425.00	3/14/2022	139									
22	Smith	Improved	$1,800.00	$900.00	$450.00	3/26/2022	10313	$450.00	5/16/2022	10332						
23	Benasutti	Improved	$1,800.00	$900.00	$450.00	3/20/2022	1000491	$450.00	5/4/2022	1000498						
24	Giek	Improved	$1,800.00	$0.00	$1,800.00	2/24/2022	6079									
25	Szwarc/McAlevy	Improved	$1,800.00	$1,350.00	$450.00	3/31/2022	1883									
26	Young	Improved	$1,800.00	$1,350.00	$450.00	3/31/2022	4970									
27	VerStraete	Improved	$1,800.00	$900.00	$900.00	3/20/2022	1159									
28	Mull	Improved	$1,800.00	$1,350.00	$450.00	4/4/2022	6857									
29	Rytlewski	Improved	$1,800.00	$1,350.00	$450.00	2/22/2022	1155									
30	Young	Unimproved	$1,700.00	$1,275.00	$425.00	3/31/2022	4970									
31	Edwards	Unimproved	$1,700.00	$1,275.00	$425.00	3/19/2022	1046									
32	Link	Improved	$1,800.00	$1,800.00												
33	Cosby	Improved	$1,800.00	$0.00	$1,800.00	2/22/202										
34	Born/Pennings	Improved	$1,800.00	$0.00	$1,800.00	3/26/2022	154									
35	Seaman	Improved	$1,800.00	$1,350.00	$450.00	3/19/2022	3592									
36	Veenstra	Unimproved	$1,700.00	$0.00	$1,700.00	4/8/2022	996711									
37	Fallenius	Improved	$1,800.00	$0.00	$1,800.00	2/21/2022	9643									
38	McAndrews	Improved	$1,800.00	$0.00	$1,800.00	2/21/2022	3500581									
39	Ritter	Improved	$1,800.00	$1,350.00	$450.00	4/2/2022	779									
40	Chevalier	Improved	$1,800.00	$900.00	$450.00	3/19/2022	8560	$450.00	5/15/2022	8583						
41	Harper	Improved	$1,800.00	$1,350.00	$450.00	3/31/2022	102									
42	Weibel/FOley	Improved	$1,800.00	$0.00	$1,800.00	3/27/2022	211									
					$36,575.00			$2,250.00			$0.00			$0.00		

Total Improved:	35	**Total Due:**	**$73,965.00**
Total Unimproved:	6	**Total Paid:**	**$38,825.00**
Total Impr-TC:	1	**Amount Outstanding:**	**$35,140.00**

Op Dues - Improved:	$ 27,540.00		
Op Dues - Unimproved:	$ 3,990.00	$	31,530.00
Reserve Funds:	$ 42,435.00		
	$ 73,965.00		

ATTACHMENT 1 (3 pages)

May 16, 2022

To the DMCA Board and Dallas Meadows neighbors,

In conjunction with my letter to the board, dated March 12, 2022, I wish to add additional information for your consideration.

This push to open the common ground is two-fold, first the access, and secondly, the use of the common ground.

First, the original plats describes two easements. One, through Lots 13 thru 17, and the one being discussed thru Lots 19 and 20. This is described as a "20' Road & Utility Easement." The "and" ties the purpose of these two together. Or, a utility road to allow utility equipment to access our utilities. It does not mention "public," "Open-space," or "Common-space" easement. As early as 2019, the previous HOA Board interpreted it this way, "The Board felt that the term "road" was used in a different context and was no(t) the same as the road dedication to the county and available for usage to access properties." Attorney at Law, Ms. Martha P. Whitmore responded, "The 20' easement appears to have been intended to serve a dual purpose, access to the common area as well as a utility easement." However, the plat specifically described only the utility and excluded the common area.

In a related matter, much more important than common ground access, is the utility easement to the water tank. As far as I can tell, there is no official easement to the water tank for maintenance and repairs. I believe this is a much higher priority. Again, you will have to approach Mr. and Mrs. Young for this access, too. Consideration must be given to the sudden encroachment on their property. This access to the water tank must be ascertained before any other easement is opened up.

Next, the use of the Common area.
In the original Planned Unit Development, section 6.1 Purpose, paragraph 2, "…It is intended to promote economic uses and development of the land while protecting unique environmental and ecological assets; and furthermore to allow for special residential, commercial, and recreational developments in which various uses and structures may be grouped in appropriate relationships to each other, to open space and to common facilities." I contend the open space is to protect the "unique (one of a kind) environmental and ecological assets." Where else in Dallas Meadows can you find this unique wildlife preserve?
In fact, in section 6.3, General Standards for the PUD, paragraph A, it states, "The PUD shall be designed in a manner such that wherever possible it protects the environmental assets of the area including consideration of elements such as plant and wildlife, streams and storm drainage courses and scenic vistas."
I contend that opening up the Common area will do three things;
1. Regular human and dog traffic will push out the wildlife. Always has and always will.
2. The ecology of the area will be compromised by increased foot traffic and use.
3. Our scenic vista will be obscured with people and dogs walking all over it.
This all goes against the PUD mandate, "…that wherever possible it protects the environmental assets of the area including consideration of plant, wildlife,..and scenic vistas," and, "…protecting unique environmental and ecological assets."

The Planned Unit Development section 6.4, paragraph C, states, "…public or private recreation sites, shall be protected by adequate covenants running with the land, or by conveyances or dedications." I believe we have choices. Just because we can open up the Common ground does not mean we have to. This Common ground could be "dedicated" as a Wildlife Preserve.

The Board has already stated it will acquiesce to a list of restrictions and uses of the Common area. I have counted about 30, so far, and I am sure there will be many more to come. As I mentioned before, you are opening the proverbial can-o-worms.
Since the Common area has a spectrum of potential uses, from preservation to full blown development, I believe caution is in order. All property owners in Dallas Meadows have a vested interest in this Common Area. I believe it would be prudent for the Board to first address the Utility easement to the water tank, then survey the Dallas Meadows residence as to their preferred use or preservation of the Common area.
As for me, I want to keep the country in Colorado, and Meadow in Dallas Meadows.

Sincerely,
Kevin Wilson