

DALLAS MEADOWS COMMUNITY ASSOCIATION

Annual Meeting

December 15, 2022

Meeting Package

2022 DMCA Board

- President – Gary Ratcliff
- Treasurer – Martin Bouliane
- Secretary – Mark Dollard
- ARC Chair – Tom Bennett
- Member – Marvin Lummis
- Member - Josh Freed

Agenda

- Roll, Verify Proxies, Confirm Quorum
- Approve 2021Annual Minutes
- YTD 2022 Financial Review
- Water System Updates
  - Lab Testing Results
  - Water Committee Formation
  - Pump House Upgrades
- ARC Committee Updates
- Other Board Actions
- Ratify 2023 Approved Budget
- 2023 Board of Directors Election
- Questions & Answers

2022 DMCA Annual Meeting

- Roll Call
- Verify Proxies
- Confirm Quorum

Activities

- YTD 2022 Financial Review
- Water System Update
- Architectural Review Committee
- Board Activities Updates

DMCA 2021 Annual Meeting Minutes

Meeting Date	December 6, 2021	Meeting Time	6:00 pm – 7:30 pm
DMCA Board Attendees (minutes and updated financial report approval date):			
☒ Tom Bennett (12/13/2021) ☒ Caroline McAndrews (12/9/2021)		☒ Gordon Mull (12/13/2021) ☒ Vince Snowbarger (12/13/2021)	

Lot Owner Attendees (w/ P means only by Proxy):		
Benasutti -P	Fallenius	Lummis
Bouliane/Rivard	Freed	Ratcliff
Cagney - P	Giek - P	Romano
Chevalier - P	Hall - P	Seaman - P
Cosby	Hooper	Sokolowski/Kleeves
Dollard	Kigar	Szwarc/McAlevy
	LaCorte	VerStraete - P
	Lindler	Weibel - P
		Wilson

#	Agenda Item	Decision/Discussion Conclusion
1	**Welcome**	• Agenda review and lot ownership changes were reviewed (pp. 5-7).
2	**Review of 2020 Activities**	• Updates were provided on DMCA legal, water, financial activities and the new STR Board resolution (pp. 8-16). ○ The financial reports included herein were updated to reflect the end of November financial data. ○ Questions were raised regarding the health of our water supply and the need for a geologic study. The need for a geologic study was deemed unnecessary since, as shared at the 2019 DMCA Annual Meeting, DMCA hired SGM to evaluate the state of the existing water supply and SGM concluded the well has adequate capacity to serve the Dallas Meadows HOA now, and in the future. The SGM DMCA Well Test report link here. ○ Questions were asked regarding who currently held STR permits. The holders are: ▪ 499 Meadows Circle (Geik has a STR Permit for 489 Meadows Circle). ▪ 921 Meadows Circle (Jason Klonoski has a STR Permit for this address). ▪ 430 Meadows Circle (Margaret Benasutti has a STR Permit for this address). ▪ 182 County Road 24 (Lynne LaCorte has a STR Permit for this address).

DMCA 2021 Annual Meeting Minutes

<table>
<tr><th>#</th><th>Agenda Item</th><th>Decision/Discussion Conclusion</th></tr>
<tr><td>3</td><td>2022 Operating Budget</td><td>

The 2022 proposed operating budget was presented. The proposal closely mirrors the operating budget for 2021.

The 2022 proposed operating budget was approved by all lot owners present at the meeting. To pass, the operating budget needed a majority vote from the lot owners present at the meeting. Note, proxy votes were also counted and 29 of 30 lot owners voted in favor of the 2022 Operating budget.
Questions were asked about the reserve collection, and it remains the same as in 2021.

Lot owners were reminded of the reserve study presentation given at last year’s meeting. For convenience, the slides are included in the backup material of this report (pp. 20-27).
The major driver for the reserve fund amount is the piping system. The sampling and testing described during Agenda Item #2 may adjust the reserve collection amount. The 2022 DMCA Board may pursue the piping testing work.

The Final Operating Budget and Reserve Collection are on page 4.

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<tr><td>4</td><td>2022 DMCA Board Vote</td><td>

The vote for the 2022 Board was taken. To pass, a candidate needed a majority vote from the lot owners (those present or vote count from proxies). The 2022 board members that obtained the required votes total are identified by the green percentage points below:

<table>
<tr><th>Tom Bennett</th><th>Martin Bouliane</th><th>Mark Dollard</th><th>Erik Fallenius</th></tr>
<tr><td>26</td><td>28</td><td>27</td><td>20</td></tr>
<tr><td>62%</td><td>67%</td><td>64%</td><td>48%</td></tr>
<tr><th>Josh Freed</th><th>Lynne La Corte</th><th>Marvin Lummis</th><th>Gary Ratcliff</th></tr>
<tr><td>25</td><td>3</td><td>26</td><td>23</td></tr>
<tr><td>60%</td><td>7%</td><td>62%</td><td>55%</td></tr>
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<tr><td>5</td><td>Meeting Close</td><td>

The meeting adjourned around 7:30 pm

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DMCA 2021 Annual Meeting Minutes

Final 2022 Common Assessment Budget

(Operating and Reserve)

2022 DMCA PROPOSED BUDGET			
	* 2022		Comments
Income	Operating Budget	Reserve Funds	
HOA Dues			
Operating Budget	$31,530		
Reserve Collection		$42,435	Reserves will continue to be collected from 41 lots
Tap Fees	$0		
Fines for Violations	$0		
Water Overage Payment	$0		
Other	$0		
Total Income	$31,530	$42,435	
Expenses			
Water Utility			
Water Operator	$13,200		
Chem, Equip, Minor Repairs, & Testing Activity	$4,000		2021 had 4 system problems resulting in more cost
Testing Lab	$3,000		Cost is based on varying annual testing requirements
CO Registration	$75		CODW & CO811
Electricity (Pump & Tank)	$1,800		
Meter Reading	$0		Currently performed by lot owner
Water System Major Maintenance	$0	$0	2022: None planned
Administration			
U. S. Post Office Box/Postage	$100		
Office/Copy	$150		
WEB Site	$250		
Annual Meeting/Special Meeting	$150		Cost for meetings was covered by lot owner
Social (e.g., Yearly Picnic)	$250		
Misc. (e.g., HOA Leader, CO Assoc, MS Office, etc.)	$500		
Legal and Professional			
Tax Preparation/Accounting/Review	$1,000		2021 had tax payment for Lot 21 settlement
Attorney/Legal	$2,000		2021 had legal expenses from Canon Law re: Lot 21
Audit	$1,000		Planned for 2022
Insurance			
Insurance	$2,300		Awiting final cost for General Libility Policy
Contingency			
Contingency	$1,000		
Total Expense	$30,775	$0	
Operating Net	$755		

2022 DMCA Board

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

2022 IN REVIEW

2022 Neighborhood Update

- Moved Out
  - Gordon & Melinda Mull
- Moved In
  - Nicole Helmke & Kyle Combs

Activities

- YTD 2022 Financial Review
- Water System Update
- Architectural Review Committee
- Board Activities Updates

Dallas Meadows Community Association

2022 Monthly Finance Report **November**

last data entry:

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	$74,097.64	($132.64)	**$665 per lot (6 lots)**
Reserve Dues	$42,435.00			**$1035 per lot (41 lots)**
Tap Fees	$0.00	$7,000.00	$7,000.00	
Fines for Violations	$0.00	$0.00	$0.00	
Water Overage Payment	$0.00	$1,651.37	$1,651.37	
Transfer from Savings or Reserves	$0.00	$0.00	$0.00	
Other	$0.00	$138.19	$138.19	
Total Income	$73,965.00	$82,887.20	$8,922.20	
Expenses				
Utilities				
Water Testing	$3,000.00	$875.81	$2,124.19	
Water O&M	$17,200.00	$18,704.90	($1,504.90)	
Water System Capital/Reserves	$0.00	$2,450.00	($2,450.00)	Sample pipe extraction
Electricity (Pump & Tank)	$1,800.00	$2,307.84	($507.84)	Major leak caused excess consumtion
Water Meter Reading	$0.00	$0.00	($0.00)	
Administration				
U. S. Post Office/Postage	$100.00	$66.00	$34.00	
Office/Copy	$150.00	$21.60	$128.40	
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	$350.00	$650.00	
Attorney/Legal	$2,000.00	$1,178.00	$822.00	
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	$42,435.00	($0.00)	
Total Expense	$73,135.00	$69,705.15	$3,429.85	
Net Income	$830.00	$13,182.05		Tap fee+water overage are in excess of budget
Checking Account End of Month Balance		**$20,129.39**		

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		**$2,043.57**	

Reserve Account			
Balance forward from previous year: $154489	**Expected**	**Actual**	**Difference**
Input	$0.00	$0.00	
Expenses		$0.00	
Reserve Account End of Month Balance		**$196,957.16**	

2022 Water System Update

- Lab Results of Pipe Testing
- Formation of Water Committee
- Pump House Upgrades
- Update on Recent Leaks, Neighbors Going Above & Beyond, Plans for Future

2022 Water System Update

- Water Piping Lifespan Evaluation
  - To validate assumptions on water piping lifespan, three samples of the piping, taken from different areas, were age tested and it was determined that the pipes have a minimum lifespan of 60 years remaining.
    The complete lab report and analysis can be found on the community web site under Organizational Documents.

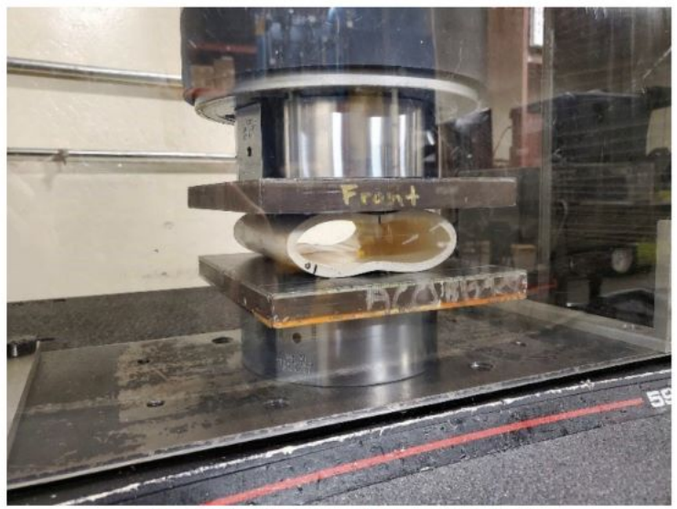


Figure 24: Overview of test setup, final

Reserve Dues Calculations

Water System Infrastructure expected expenses not covered annual dues	
New tanks (2x $75k in 60 years)	$150,000.00
New piping	$800,000.00
Pump house remodel (2x $10k)	$ 20,000.00
Total	$970,000.00
Current reserve	$196,000.00
Remaining tap fees	$ 28,000.00
Unfunded liability	$746,000.00
Remaining System Lifespan (years)	60
1/2 lifespan of new system paid 2083-2133	50
Total amortization in years	110
Amortized amount per year	$ 6,781.82
Number of partipating lots	41
Annual reserve amount per lot	**$ 165.41**
*This amount should be indexed annually by CPI	

Reserve Funds Balance Analysis

- Study has shown that our current piping system has a minimum of 60 years left.

- We are assuming the same replacement costs as per the previous analysis but spread over a longer period of time.

- Assuming that the new system being installed 60 years from now has a minimum of 100 years lifespan, we are amortizing half of its cost to the resident here between year 2083-2133.

Approximate Reserve balance over time

(*interest not compounded to spend on long term maintenance)

	Dues Collected	Available reserve	Interest on cash (2%)	
year 0	Increased 3%/year	$ 196,000.00		
1	$ 6,765.00	$ 202,765.00	$ 3,920.00	
2	$ 6,967.95	$ 209,732.95	$ 4,055.30	
3	$ 7,176.99	$ 216,909.94	$ 4,194.66	
4	$ 7,392.30	$ 224,302.24	$ 4,338.20	
5	$ 7,614.07	$ 231,916.30	$ 4,486.04	
6	$ 7,842.49	$ 239,758.79	$ 4,638.33	
7	$ 8,077.76	$ 247,836.56	$ 4,795.18	
8	$ 8,320.10	$ 256,156.65	$ 4,956.73	
9	$ 8,569.70	$ 264,726.35	$ 5,123.13	
10	$ 8,826.79	$ 273,553.14	$ 5,294.53	
56	$ 34,380.74	$ 1,150,905.24	$ 22,330.49	
57	$ 35,412.16	$ 1,186,317.40	$ 23,018.10	
58	$ 36,474.52	$ 1,222,791.92	$ 23,726.35	
59	$ 37,568.76	$ 1,260,360.68	$ 24,455.84	
60	$ 38,695.82	$ 1,299,056.50	$ 25,207.21	
			$ 699,971.00	**total interest**
	Cash+interest	$		1,999,027.50

2022 Water System Update

- Bylaw Update - Formation of a Water System Committee
  - Formally established the Domestic Water System Committee in the DMCA bylaws. Developed a detailed set of responsibilities for the committee, which will be chaired by a board member. Expanded membership of the committee.
  - Collected samples of PVC water pipes in the neighborhood and submitted them for lab analysis to determine their life span. The lab report stated that the samples have 60 more years of life.
  - Replaced the faulty wiring between the water tank float mechanism and the water pump in the pump house that feeds the tank with a more reliable radio signal system.
  - Developed a plan to upgrade the pump house systems which will include modern technology to monitor water usage and pump systems remotely.
  - Repaired water line breakage on the west side of Meadows Circle and in the pump house.
  - **See next slide for a full list of responsibilities for the new Water Committee:**



Domestic Water System Committee Bylaws

1. The DMCA board operates and maintains the neighborhood's domestic water system including a well, water tank, pump house, and water line (excluding each lot owner's water line on their property) in compliance with state regulations. The domestic water system committee is responsible for the following:

- Reading the water meters of homeowners monthly and producing the water usage report used for billing lot owners,
- Identifying potential improvements and long-term plans for upgrading the water system based on risk and benefits analysis, including determining the life span of the components of the water system
- Implementing recommendations approved and funded by the board, including identifying potential contractors for system upgrades and repairs and overseeing their work,
- Responding to and taking corrective actions when the water system is experiencing a loss of water pressure, distribution system leaks, or pumping and tank malfunctions,
- Coordinating communications to homeowners about the water system with the DMCA Secretary,
- Providing information to homeowners on how to detect leaks in their water system
- Developing normal and emergency operating procedures for use by both the DMCA Certified Water Operator and DMCA Water Committee
- Documenting details about how the water system operates and history of modifications and repairs to the system for future board members and members of the committee.
- Providing input to the DMCA Board during the hiring and routine evaluation of the Certified Operator in Responsible Charge (C-ORC) of the DMCA domestic water system

2. The DMCA Board shall appoint a current board member to chair the committee.
3. More than one board member can serve on the committee with board approval.
4. The chair of the committee may recruit and appoint Dallas Meadows lot owners to serve on the committee for a one-year term which can be renewed by the current chair.
5. The chair of the committee will call meetings of the committee as needed.
6. The chair of committee is required to secure board approval of initiatives and expenditures recommended by the committee.
7. The chair of the committee will provide an update of the committee's activities at the monthly DMCA board meeting.
8. In consultation with President of the board, the chair of the committee may communicate with lot owners by email in cases of waterline breaks and other emergencies which require notification of lot owners.

Architectural Review Committee (ARC)

- ARC Requests Processed
  - A shed on lot 14.
  - A single-story residence with attached garage on lot 36.
- There were several other inquiries regarding house colors, garage ideas and an awning that also were presented to ARC for discussion but did not result in formal applications for construction.

Board Administration Updates

- Board Actions in 2022
  - Access to Common Areas Must be Facilitated and Not Disallowed
    - Here is some background:
      - Some neighbors sought clarification on property owners rights to access the common area land. This topic has been present in both Board and Annual Meeting Minutes going back several years, so current Board engaged the attorney that was previously engaged/hired in 2020, to conduct research and provide his opinion on the matter. The full letter and report from the attorney are on the community web site as an attachment to the AUGUST 2022 BOARD MEETING MINUTES.
  - Updated Bylaws to Create New Domestic Water Committee
    - Here is some background:
      - Several neighbors, -including but not limited to Martin Bouliane, Caroline MacDavid, Wally Hally, Gordon Mull, and Gary Ratcliff - have been instrumental in catching and attending to leaks, and in the process, have helped all of us by getting their arms around the water system so as to improve our ability to catch leaks more quickly. Further, additional improvements and technology upgrades are in the planning phases with an implementation set for early summer 2023.

2023 PLANNING

Financial headlines

Start of year 2023 cash available:

- The new year will start with approximately $213,000 available ($21,400 operations, $2,043 saving and $189,600 reserves)

Dues update for 2023:

- Annual dues increased by ~6% from $765 to $825 for improved lots and from $665 to $725 for unimproved lots.
- Increase is mostly due to the hiring of a management company. Other savings have been achieved.

Reserve Funds:

- Reserves funding reduced from $1,035 to $165 per lot based on pipe analysis report.
- Reserve funds needs to be placed into certificates of deposit to keep up with inflation pressure.
- Reserve funds assessment should increase annually by the US advertised Consumer Price Index.
- Actual water system replacement cost will need to be investigated further with contractors.

2023 Budget

2023 DMCA PROPOSED BUDGET

	2023		Comments
Income	Operating Budget	Reserve Funds	
HOA Dues			
Operating Budget	$33,425		6% incr. from prior year (31,530) $825/$725 vs $765/$665
Reserve Collection		$6,765	$165 from 41 lots down from $1,035
Tap Fees	$0		
Fines for Violations	$0		
Water Overage Payment	$600		
Reserve Interests		$3,000	Assuming 2% Certificate of Deposit on $150,000
Total Income	$34,025	$9,765	Total reserve additions
Expenses			
Water Utility			
Water Operator	$16,800		Average $1,400/month
Chem, Equip, Minor Repairs, & Testing Activity	$2,500		Assuming one leak repairs @$2,500
Testing Lab	$1,500		
CO Registration	$75		CODW & CO811
Electricity (Pump & Tank)	$2,300		Worst case based on 2022 with leaks
Meter Reading	$0		Currently performed by lot owner
Water System Maintenance	$1,000		Electrical cleanup
Administration			
U. S. Post Office Box/Postage	$100		
Office/Copy	$150		
WEB Site	$250		
Management company	$4,950		$550 per month starting 2nd quarter (9 months)
Misc. (e.g., HOA Leader, CO Assoc, MS Office, etc.)	$500		
Legal and Professional			
Tax Preparation/Accounting/Review	$800		2022 was $350 but only charged 50% of cost
Attorney/Legal	$1,000		None planned
Audit	$0		Planned for 2022 but pushed to 2024
Insurance			
Insurance	$1,000		2022 was $938
Contingency			
Contingency	$1,000		
Total Expense	$33,925	$0	
Operating Net	$100		

2022 Budget (for reference)

2022 DMCA BUDGET

	2022		Comments
Income	Operating Budget	Reserve Funds	
HOA Dues			
Operating Budget	$31,530		Regular Dues Collected from 36 Imp. + 6 UnInp.
Reserves Collection	$0	$42,435	Reserves collected from 41 lots
Tap Fees	$0		
Fines for Violations	$0		
Collection Charges from Lawsuit	$0		
Water Overage Payment	$0		
Transfer from Savings or Reserves	$0		
Other	$0		
Total Income	$31,530	$42,435	
Expenses			
Water Utility			
Water Operator	$13,200		Routine O&M
Chem, Equip, Minor Repairs, & Testing Activity	$4,000		
Testing Lab	$3,000		Cost is based on varying annual testing requirements
CO Registration	$75		CODW & CO811
Electricity (Pump & Tank)	$1,800		
Meter Reading	$0		Currently performed by lot owner
Water System Major Maintenance	$0	$0	2022: None planned
Administration			
U. S. Post Office Box/Postage	$100		
Office/Copy	$150		
WEB Site	$250		
Annual Meeting/Special Meeting	$150		
Social (e.g., Yearly Picnic)	$250		
Misc. (e.g., HOA Leader, CO Assoc, MS Office, etc.)	$500		
Legal and Professional			
Tax Preparation/Accounting/Review	$1,000		
Attorney/Legal	$2,000		
Audit	$1,000		
Insurance			
Insurance	$2,300		
Contingency			
Contingency	$1,000		
Total Expense	$30,775	$0	
Operating Net	$755		

2023 BOD Elections

- Voting Process
  - Each lot owner gets **up to** five **(**5**) votes with only one (1) vote allowed per candidate**
  - Requires 51% lot owner participation
  - The minimum number of members of the Board of Directors shall be three (3) and the maximum number shall be six (6).

- Candidates – **Vote for up to five (5) candidates, No more than one (1) vote per candidate:**
  - Martin Bouliane
  - Russell Cosby
  - Mark Dollard
  - Erik Fallenius
  - John Harper

QUESTIONS & ANSWERS

THANK YOU FOR PARTICIPATING!

SUPPORTING INFORMATION

Board Candidate Statements

Martin Bouliane

I became full time resident of Dallas Meadows in August 2019 after a long search for the ideal place to live and now proud to call Ridgway home.

I appreciate the hard work that’s been done over the years by the previous board members to make the DMCA what it is today, and I would be honored to volunteer my time to serve on the future BOD.

My professional background in engineering and my experience as a business owner could prove useful in the decision-making process for our association.

Russell Cosby

I’m interested in joining the DMCA Board if there is an opportunity to serve. Vangela and I purchased our home at 186 Dallas Ct in November 2020 and have thoroughly enjoyed the time spent there and people we’ve met. We plan to split time between Dallas, TX and Ridgway as our son and 3 grandsons live very close to our Dallas home. We’ve lived in our home close to 39 years. I’ve been very active in the local neighborhood including dealing with traffic issues resulting in a partial closure of our street significantly lessen daily cut-thru traffic to working with other neighbors to start an Extended Neighborhood Patrol (ENP) in our area. I’ve been a block captain there for many years.

Bio

Born and raised in Dallas, TX
College – ’79 graduate - BBA from Southern Methodist University
Career – almost 44 years as commercial real estate broker representing office tenants – lease negotiations, site acquisitions, sales, leasing and subleasing commercial properties.
Retired from JLL Feb. 2021. Semi-retired - effective February 2023
Family – wife (Vangela), married son (37) and daughter (35) and 3 grandsons plus 2 dogs
Hobbies – Hiking, fishing, grilling, gardening and most anything outdoors
Volunteer – Uncompahgre Watershed Partnership (UWP) volunteer – water sampling, Riverfest setup and cleanup, Rollans Park cleanup and weed pulling
Traits – Enjoy people, team oriented, dependable, goal driven, straight-forward

Mark Dollard

My name is Mark Dollard. With my wife, Terrie, I own 112 Uncompahgre Court (Lot 19). We have owned the home since April 2020, and have lived there since May 2021, spending the previous 19 years in and near Telluride.

I have been a full-time Realtor for two decades. I also operated a property management firm in Telluride where at one point I managed eight different HOAs. The standard deliverables were running meetings, developing/managing budgets, insurance coverage reviews, and maintaining full compliance with all CCIOA and IRS regulations. And then managing all the one-off and emergency matters that arise. I am still very familiar with CCIOA. My experiences in this field would be a benefit to the Dallas Meadows association.

Prior to real estate, I spent a decade with IBM, first as a financial analyst and then as an account manager. That experience - working in groups, developing financial outlooks, managing mission critical applications for clients - greatly informs my approach to tasks and challenges to this day and would inform my work with the Dallas Meadows board.

It would be an honor to assist if I can.

Erik Fallenius

My name is Erik Fallenius and I appreciate the opportunity and am excited to submit my candidacy for a position of the Dallas Meadows Community Association Board of Directors.

Josephine and I moved to Telluride in 1978. We raised two boys there, Ian who works with me in the real estate business, and Karl, who is the owner of the best BBQ (Owlbear BBQ) in Denver. Karl is the father of our 4 year old granddaughter Lillian. We've been property owners in Ridgway since 2006, and joined the Dallas Meadows community this year..

I've been a real estate broker in the region since 1981. We sold our company of 35 years to Coldwell Banker Distinctive Properties (CBDP) in 2018. My son and I continue to be brokers with CBDP.

My board history has been primarily with non profits. I am a founding board member of the Telluride Academy, Just For Kids Foundation, Mountain Film Festival, One To One Mentoring, and the Mountains to the Desert Ride. I recently returned to the Mountain Film Board and Mountains to the Desert Ride boards.

As a 41 year veteran of the real estate business and member of multiple boards, I'm intimately familiar with the fiduciary responsibilites of being a board member. I understand budgets, management of finances, I'm a good listener, can handle disputes and I'm calm and reasonable. I will always advocate for the association to the best of my abilities. I look forward to serve the fantastic community of Dallas Meadows.

Thank you.

John Harper

My name is John Harper and I live at 101 River Lane (Dick & ME's old house).

I am interested in running for a seat on the DMCA Board to get more involved with the community we live in and collaborate with fellow neighbors to address the affairs of our HOA.

I have been actively involved with the real estate business since 1994. Initially as a real estate professional in the state of Virginia. Then as a real estate investor in Oregon and California, which transitioned into a property management company.

In 2008, I moved to Colorado and activated my real estate license in the Denver metro area. My wife & I split time in the mountains of Eagle County for a few years, and then decided to leave the city and move full time to the San Juan mountains - Ridgway, CO.

In addition to my real estate business, I perform project-based work in film/video production. This work requires extreme "people skills" and collaboration between many departments with constant negotiation, communication, and often conflict resolution.

It is this combination of skills and experience that I believe could help our DMCA Board navigate the issues that may arise for our community. Thank you for your consideration.