

DEER CREEK VILLAGES OWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS REGULAR MEETING  
Wednesday, October 19, 2022 @ 9:00 a.m.

**MINUTES**

1. Call to Order by President Kelly Cowan at 9:04 a.m. In attendance:  
**BOD:** Kelly Cowan, Lisa Joss, Linda Scott, Tate Locke, Sharon Coquillet; **DRC:** Tara FitzGerald; **Owners:** Barbara Klein, Linda Johnstun, John and Judy Farrell, Karen Locke, Greg Hart, Coy McTernan, Cordell Chapman, Kristy Adams, Matt Evans, Donna Mausbach, SanDee Pitman, Connie Hubbell, James Broddrick, Terry Loghry, Steve and Marjie Symmes
  
2. Minutes of the September 20, 2022 regular meeting were briefly reviewed by Ms. Coquillet. Ms. Joss moved they be approved, seconded by Ms. Scott. Mr. Locke had not had a chance to review the minutes so abstained from voting; the rest of the board voted unanimously to approve the minutes.
  
3. Financial statements for September were reviewed by Ms. Scott.  
Items of note: Garbage collection going up again; the penalty for state income taxes not being sent in on time by the previous manager increased them from \$13 to \$279; mowing of common areas was higher than expected--Ms. Scott has been unable to reach Tumbleweed Wranglers to get an explanation; it is anticipated we will be approximately \$3600 over budget by the end of the year. Ms. Scott has been working on the 2023 budget, which will be discussed by the board in order to finalize before the annual meeting packet goes out. Ms. Coquillet moved they be approved; Ms. Joss seconded the motion. Mr. Locke again abstained from voting; the remaining board members voted unanimously to approve the financial statements.
  
4. Manager Report
  - A. Mr. Cowan introduced Tracy Brown, who will be the new Community Association Manager (CAM) for DCVOA. Terms of her contract are being finalized.
  - B. RV Lot Update: There are two regular slots and one small slot available.

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Greg Hart asked about the security measures (lights and cameras) discussed last year but never purchased by the previous manager.

Ms. Coquilletta stated that those measures are still being planned, but

had not yet been purchased due to the lack of a manager. It is hoped they will be researched, ordered and installed within the next couple months.

5. Design Review Committee Report--Tara FitzGerald

A. No new build plans were submitted in the past month.

B. New Requests

i. Fencing

a. 1400 SE Stonebridge (Hubbell)--The fence is for the landscaped extra lot they own next to their home; Ms. Hubbell reported that the lot line had been vacated, so it is now one lot. Because two variances were requested (using wooden post and rail to match their existing fence, which was grandfathered in, and having fencing closer to the street than 10 feet behind the front of the house/garage), the DRC is requesting this matter be decided by the BOD. Since both Mr. Locke and Ms. Coquilletta had been out of town prior to the meeting and had not had a chance to review the plans, the vote was postponed to a special meeting next week (10/25 at 11 a.m.).

b. 555 SE Pine (Dickenson)--approved by the DRC.

ii. General

a. 1595 SE Stonebridge (Williams/Curry)--solar panels. Submission is incomplete at this time.

b. 1425 SE Stonebridge (Nelson/Hart)--hot tub. Approved by the DRC.

iii. Landscape

a. 1545 SE Stonebridge (Edson)--Update; needs more detail before can be approved.

b. 555 SE Pine (Dickenson)--Approved by the DRC.

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iv. Architectural

- a. 1365 SE Stonebridge (Hirschboeck)--Outdoor patio cover.  
Owner is delaying until spring.

C. Upcoming Window/Footing Measurements

- i. 550 SE Pine--windows  
ii. 1395 SE Stonebridge--footings measured 10/5/22  
iii. 980 SE Fairway--footings  
iv. 1410 SE Fairway--footings

6. Golf course update

- A. Mr. Cowan reviewed the informational meeting held October 5 with Mayor Richard Udd, Trustee Jim Atkinson, Mark Condon (representative of the golf advisory committee), and Cordell Chapman (petitioner from 2021 General Improvement District ballot issue). There is a two-year moratorium on consideration of selling the course in order to give revenue-increasing and cost-saving measures to be tried.
- B. Mr. Chapman explained the process for putting the GID issue on the April ballot. A meeting was held yesterday (10/18) with town officials. The petition is expected to be finalized by the end of next week. The mill rate and sunset period are not yet finalized but tentative plans are for 10 mill and a 10-year sunset. The petition needs to be signed by 30% of the owners within the GID to be turned in for placement on the ballot. Mr. Locke asked what happens if the course would be sold or leased before the sunset; Mr. Chapman responded that the GID would be immediately dissolved assuming there were no bonds to be paid off. Barb Klein raised concerns that many townhomes have single voters, so they will not have as much say in the vote. Greg Hart asked, in the case of properties being rented, if the owner or the occupant votes; it is the owner who votes (if they are a registered Colorado voter).

7. Old Business

- A. Short Term Rental Ballot Language--Ms. Joss presented the proposed ballot language in order to change the HOA Declarations to give the HOA some control over short-term (less than 30-day) rentals (Air

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BnB, VRBO, etc.). Because the previous survey showed a 50-50 split on the issue of allowing STRs, it was not felt there was a chance of getting the necessary 67% to prohibit them, so the proposal deals with requirements the HOA would impose on owners wanting to have an STR, such as having a Cedaredge business license, registering the STR with the HOA, and posting the existing Nuisance guidelines at the entrance to the home. There will be a separate (higher) fine structure, to be determined if the proposal passes in the case of nuisance complaints by neighbors.

- B. Ms. Joss reported on the status of the deed for the portion of the Surface Creek Trail that was turned over to the town three years ago, but does not show as such on the county maps. She has a copy of the signed/notarized deed, so it **was** finalized, but not yet updated on the maps.
- C. The HOA Annual Meeting will be held on Tuesday, December 6, 2022 at 455 SE Stonebridge (the "HOA building") at 6:00 p.m.
- D. At least two candidates are needed to run for the two openings on the HOA Board of Directors for 2023-25. Bios and pictures (if possible) need to be turned into Ms. Joss no later than 11/10 in order to be included in the annual meeting packet going out 11/15. The question of two people from the same household serving on the board was raised. There is nothing in the Declarations prohibiting it.

8. New Business--None

9. Open Comments and Discussion from the Floor

- i. John Farrell expressed appreciation to the BOD for responsiveness to issues he brought up at the previous meeting. He also brought up the issue of a trench dug on a vacant lot on Pinyon (perhaps for a soil test?) that has no tape or flags around it, making it a safety hazard. Mr. Cowan said he would check into it.
- ii. Karen Locke asked if there was an answer to an earlier owner's question whether there was a way for a portion of HOA dues to be directed to the golf course. That would require a change of the Declarations. It may be permissible for owners to voluntarily

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donate money to the course through the HOA, but it would require a structure to be put in place to transfer the monies to the Town for that specific purpose.

10. The next Regular Meeting will be held Wednesday, November 16th, at 9:00 a.m.

14. Ms. Joss moved to adjourn at 10:46 a.m., seconded by Ms. Scott, and unanimously approved by the board.