

DEER CREEK VILLAGES OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
Wednesday, November 16, 2022

MINUTES

1. The meeting was called to order by President Kelly Cowan at 9:05 a.m. In attendance were: BOD members Kelly Cowan, Lisa Joss, and Sharon Coquillet; CAM Tracy Brown; DRC members Tara FitzGerald and Kristen Kissner; owners Karen Locke, Patti and Greg Hart, Barb Klein, SanDee Pitman, Marka Wellington, Linda Johnstun, Stan and Kristy Adams; Cordell Chapman, and Jim Timmerwilke.

2. The minutes of the October 19, 2022 regular meeting and October 25, 2022 special meetings were reviewed by Ms. Coquillet. One error in the address of the building to be used for the HOA's annual meeting was corrected (from 455 to 855 SE Stonebridge) in the 10/19/22 minutes. Ms. Joss moved the minutes be approved, Mr. Cowan seconded the motion and the vote for approval was unanimous.

3. Due to the absence of Ms. Scott, it was decided to table the review and approval of the October financial reports until the annual meeting on December 6, 2022.

4. CAM report--Tracy Brown
 - A. Ms. Brown explained that her company is called Your Admin Services, LLC, which may sometimes show up as the sender of e-mails. Office hours have been established as follows: Tuesday afternoons (1-5 pm) and Wednesday mornings (9 am-1 pm), although she will sometimes be at the office other days/times. The new phone number for the HOA (not belonging to Ms. Brown) is 970-312-0296. Until she is able to access the DCVOA website (which she is still working on), she has set up the following e-mail to use if needed to contact her that way: dcvoa2022@gmail.com.

 - B. RV Lot update: There are still 2 (plus an additional very small area) lots left available. Ms. Coquillet asked why we didn't allow owner's commercial trailers to rent spaces, with the understanding that they would have to give them up if an owner wanted a space for their personal RV/boat/trailer, in order to have the revenue for those spaces now. Ms. FitzGerald also asked about the possibility of subletting spots from owners who take their RVs out for the winter.

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That was felt to be more problematic. The suggestion for allowing commercial trailers will be evaluated and discussed further next month. Ms. Brown has started researching security cameras for the lot, but options are limited with no power or WiFi there; she will continue to look into this issue. Mr. Timmerwilke suggested raising the rental fees for the RV lot but was informed that the rates had been doubled for this year so it was felt to be too soon to consider another raise.

C. Property Transfers--No new transfers have come through in the past month. The owners of 610 SE Pinyon recently moved in, but since they already owned that lot prior to construction, it is not considered a transfer.

5. Design Review Committee Report--Ms. Fitzgerald

A. New Build Plans--None received in the past month.

B. New Requests

i. Solar Panels--1595 Stonebridge; approved by DRC

ii. Maintenance Buffer Zone--660 Stonebridge; DRC had decided to wait until spring to evaluate and approve MBZs in order to check for noxious weeds. Ms. Wellington questioned why that was necessary and there was discussion about whether to wait to inspect or approve with the caveat that the owner still has to take care of noxious weeds during the growing season. (See #7 below.)

iii. Front door color--680 Stonebridge; DRC had referred this matter to the BOD as the requested color does not fall under the "earth tones" requirement of the covenants, however several other homes have doors that do not conform to that guideline, either. Ms. Joss had met Ms. Wellington at the home to see the color in natural light at proposed location and felt it was more subdued in situ and not a problem. All of Ms. Wellington's neighbors have signed a letter indicating they had no objection to the proposed color. Ms. Joss

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moved we approve the color as submitted; Ms. Coquillette seconded and the vote was unanimous to approve.

iv. Temporary dog fence--300 SE Limestone; approved by DRC (permanent fence to be installed soon).

v. Landscaping changes--1545 Stonebridge; DRC has requested more detail on the plan before voting on approval.

vi. Fence installation and variances--1400 Stonebridge; DRC had referred this matter to the BOD, who met with the homeowner and discussed the issue at the 10/25/22 special meeting and ultimately approved the request.

C. Measurements--all checked and met guidelines

i. Windows--550 Pine

ii. Footings (Setbacks)--1395 Stonebridge, 1410 Fairway, 980 Fairway

D. Completed (Ms. Kissner will update on PayHOA)--1025 Fairway, 800 Pine, 810 Pinyon and 830 Pinyon

6. Mr. Chapman gave an update on the proposed General Improvement District (GID). Due to a statute in the state of Colorado's TABOR law, it was determined that no tax issues can be on the ballot in April of an odd-numbered year, so the GID proposal will now be on next November's ballot instead. Petitioning will likely occur next summer. Mr. Timmerwilke asked if details of what was being proposed would be shared with the community in order to give them the opportunity to weigh in on the proposal. An open house, which would include the residents on Deer Creek/Birdie/Par (not in our HOA but in the GID), is anticipated to be held next summer to inform all affected residents. Ms. Klein asked if the GID taxes would be part of the county tax bill (it would) and indicated that the Townhome Owners Association has many single

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residents, many on fixed incomes, that would have less say and be negatively affected by the GID, especially when the Townhome Association is looking at having to increase their assessments due to lack of reserves to fund upcoming infrastructure repairs/replacements.

7. The following two DRC Guideline changes were brought up to be voted on: 4.3 Fencing--take out "excluding the garage" (so that the fence setbacks would be 10 feet back from the front corners of the structure on each side, regardless of whether it is house or garage) and 4.10 Maintenance Buffer Zones--adding language regarding noxious weeds not being allowed. Ms. Joss moved to approve both changes as presented; Ms. Coquillette seconded and the vote was unanimous.
8. Old Business
 - A. Short Term Rental--Ballot Language was previously approved; a "yes" vote means the voter wants to add the suggested regulations to the HOA's Declarations. Requires 2/3 of all owners to vote "yes" in order to pass.
 - B. BOD/DRC openings/candidates--Ms. Joss and Mr. Cowan's terms end at the annual meeting; only one candidate is on the ballot (Marcia Martin) so will have to fill the other opening by write-in or appointment. Dawn Lynch has resigned from the DRC so there is now an opening on that committee. Interested parties should contact a board member or Ms. Brown to be considered for appointment to the DRC.
9. New Business--Consideration of approval to make late fees for assessments cumulative monthly until paid was passed at the 10/25/22 special meeting.
10. Other Business--None
11. Open Comments and Discussion from the Floor: Ms. Klein is still looking to schedule a meeting between the BOD and the Townhome Sub-association Board to discuss the relationship between the two associations, including design guidelines and financial planning. Mr. Hart asked how the ballot issues are being explained to owners in order for them to make an informed decision, particularly since we often cannot get 2/3 of the owners to even vote,

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let alone vote “yes” to approve the measures. He suggested owners need a “white sheet” that explains the issue, including the pros and cons. Because of the deadline for notification, annual meeting packets, including ballots, have already been sent, but the board agreed that it was important to better inform the voters, so Ms. Joss and Ms. Brown will work on such a document to be sent out, hopefully by the end of this week. Mr. Chapman reported he has not been receiving replies to e-mails sent to the HOA. Ms. Brown explained that they likely were sent to the e-mail account associated with the website that she is unable to access at this time so suggested using the new e-mail address or PayHOA. Mr. Timmerwilke brought up next year’s budget issues, including the \$17K deficit that will have to be made up by raising assessments or taking out of reserves, as well as the \$500 rent being proposed by the owners of the building at 855 SE Stonebridge.

12. Next Regular Meeting--TBD (must be held between 12/7 and 12/20/22)

13. Ms. Joss moved the meeting be adjourned; Ms. Coquillet seconded and the vote was unanimous to adjourn the meeting at 10:44 a.m.