

Deer Creek Villages Owners Association

PO Box 1142
Cedaredge, CO 81413

BOARD OF DIRECTORS REGULAR MEETING - MINUTES

MEETING HELD AT 855 SE STONEBRIDGE DRIVE

February 15, 2022 AT 4:30 PM

1. Call to Order at 4:31 pm by Kelly Cowan (President) – In attendance:
 - a. Board of Directors (BOD) Sharon Coquillet, Linda Scott, Kelly Cowan
 - b. Design Review Committee- Tara FitzGerald
 - c. Community Association Manager (CAM) - Mary Gotchey
 - d. Owners- Kristen Kissner, David & Marsha Gill, Tim Callihan, Guida Anderson, Marcia Martin, Dawn Lynch, Karen Locke, Greg Hart, Lisa Joss, Evan Bradbury
2. Policy 4 Training- An Owner’s training was conducted by Mr. Cowan on how Board of Directors meetings are facilitated according to Policy 4.
3. New Board Member and Positions
 - a. On a motion made by Ms. Coquillet and seconded by Ms. Scott, the board voted unanimously to reappoint Lisa Joss to the Board of Directors as Vice President.
 - b. Tate Locke, who was appointed in January to finish Mark Condon’s two year term, will hold the position of Director.
4. Minutes from the January 25, 2022 and January 31, 2022 Board of Directors meetings were reviewed.
 - a. On a motion made by Ms. Scott and seconded by Ms. Joss, the board voted unanimously to approve the January 25, 2022 minutes as written.
 - b. On a motion made by Ms. Scott and seconded by Ms. Joss, the board voted unanimously to approve the January 31, 2022 minutes as amended.
5. Financial Statements – Ms. Scott reported that the net income for Fiscal Year-to-Date showed a positive balance of \$20,185.76 with a positive variance of \$8,126.21. On a motion made by Ms. Coquillet and seconded by Ms. Joss, the board voted unanimously to approve the January financial statements.
6. CAM update
 - a. PayHOA Website -The website still has a few errors, which were expected when starting a new program. Ms. Gotchey is working on the errors.
 - b. Reserve Study- A signed contract and deposit were sent to Reserve Associates for the reserve study. The study will take place within the next 12 weeks.
 - c. RV Lot Update -The RV lot has three open spaces for RV’s. Ms. Gotchey recommends looking into expansion of property only if the lot is at full capacity for more than a year.

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d. Transfer of Ownership

1/21/2022	320 LSC	VL-DCV	Cedaredge 1	Darold Felker
1/22/2022	725 Pinyon	VL-DCV	Cedaredge 1	Midland Trust
1/22/2022	735 Pinyon	VL-DCV	Cedaredge 1	Midland Trust
1/22/2022	320 SSC	VL-DCV	Cedaredge 1	Midland Trust
1/26/2022	740 SB	VL-DCV	Gray	Peter and Joann Ehrlich
1/31/2022	855 SB	IL-DCV	Cedaredge 1	Back Nine Equity, LLC
1/31/2022	335 SSC	VL-DCV	Cedaredge 1	Back Nine Equity, LLC
1/31/2022	870 Pinyon	VL-DCV	Cedaredge 1	Back Nine Equity, LLC
1/31/2022	860 SB	VL-DCV	Cedaredge 1	Back Nine Equity, LLC
1/31/2022	865 SB	VL-DCV	Cedaredge 1	Back Nine Equity, LLC
2/4/2022	335 FSC	VL-DCV	New Beginnings	Michale Wiarda & Laura Bond

7. Design Review Committee

a. New Committee Members and Advisors

- i. On a motion made by Ms. Joss and seconded by Ms. Coquillette, the board voted unanimously to appoint Dawn Lynch and Kristen Kissner to the Design Review Committee and Tim Callihan as an advisor.

b. General

- i. Ms. Fitzgerald recommends that all builders use redlines to mark their property lines.

c. Current

- i. 335 LSC (New Beginnings) -On a motion made by Ms. Joss and seconded by Ms. Scott, the board voted unanimously to deny the resubmitted plans due to the incorrect window percentage on the house.
- ii. 305 & 325 SSC – Ms. FitzGerald measured the window at both properties and the builder is in compliance with the house plans.
- iii. 820 Pine (Gerspach/Mayberry Builders) – Ms. Fitzgerald, Ms. Gotchey and Mr. Cowan measured the footers for the foundation. The builder is in compliance with our regulations.
- iv. 680 & 700 SB (Pathways) – Work has started on both properties.
- v. 1555 SB (Collins) The DRC will be approving the solar panels at the next meeting.
- vi. 1480 SB (Tanski) A variance was given for the temporary dog fence until their new fence from Alpine Fencing is completed.

d. In Process

- i. Landscaping – 1005 FW, 1345 FW, 300 SSC, 600 SB, 640 SB

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- ii. Architectural – 300 LSC, 545 SB, 335 FSC, 680 SB, 815 Pinyon, 610 Pinyon, 1025 FW, 305 SSC, 325 SSC, 1425 SB, 700 SB, 820 Pine, 755 Pine, 810 Pinyon, 1150 FW, 845 Pine, 810 Pine, 1480 SB
 - iii. Deadlines
 - 1. 815 Pinyon (Bemis) A letter will go out to inform the owner that work must start by February 2, 2022.
8. Old Business
- a. Drainage Issue – Ms. Scott has spoken to a representative from the Town of Cedaredge about the drainage issue. The Town conveyed that it is not their problem but that the county should be contacted.
9. New Business
- a. Pinyon Access- Hardy Hutto has purchased the property at the end of SE Pinyon Street. He has access to the back part of the property via SE Pinyon Street.
 - b. Violations
 - i. 600 SB (Richards/Casa Bella) Owner received a 1st violation for a messy work site. The Builder was informed about the violation and the debris was cleaned up within 24 hours.
 - ii. 1415 SB (Bemis)- A complaint was received about possible drainage issues on the property. Advisor Matt Furubotten checked out the property and informed Ms. Gotchey what needs to be corrected. The builder has been informed of the problem and will be fixing the issue within the next week. No violation letter went out.
 - iii. 750 Pine (Orr Development) –Owner received a 1st violation for a construction vehicle parked on the vacant lot.
 - iv. 680 SB (Wellington/Pathways) Owner received a 1st violation for working on Saturday, a 1st violation for a messy worksite and a 1st violation for using another contractor's porta-potty located on a different property without permission.
10. Other Business- There was no other business at this time.
11. Open Comments and Discussion from the Floor
- a. Mr. Locke asked about the rationale of the no working on weekend policy.
 - b. Kristy Adams volunteered to start a DCVOA community page on Facebook.
12. Executive Session about the management's contract has been tabled at this time.
13. On a motion made by Ms. Joss and seconded by Ms. Scott, the Board adjourned the meeting at 6:04 pm.

The next regular meeting will be determined.

I hereby certify that, to the best of my knowledge, the minutes are accurate and complete.

Mary Gotchey

Community Association Manager

Community HOA Management, Inc.