

Deer Creek Villages Owners Association

PO Box 1142
Cedaredge, CO 81413

BOARD OF DIRECTORS REGULAR MEETING - MINUTES

MEETING HELD AT 855 SE STONEBRIDGE DRIVE
JANUARY 25, 2022 AT 4:30 PM

1. Call to Order at 4:30 pm by Kelly Cowan (President) – In attendance:
 - a. Board of Directors (BOD) Sharon Coquillette, Linda Scott, Kelly Cowan
 - b. Community Association Manager (CAM) - Mary Gotchey
 - c. Owners -Norma & Ken Miller, Teresa Rens, Mark & Tina Palumbo, Gretchen Atkinson, Coy McTernan, Joseph Verstrepen, Kristen Kissner, Stan Adams, Terry Lawrence
2. Minutes from the December 14, 2021 Board of Directors meetings were reviewed. On a motion made by Ms. Scott and seconded by Ms. Coquillette, the board voted unanimously to approve the minutes as written.
3. Financial Statements – Ms. Gotchey reported that the net income for Fiscal Year-to-Date showed a negative balance of \$14,454.00. The negative balance is due to the rising cost of office supplies, trash service, management services, and our audit. The BOD adjusted the 2022 budget so income will equal expenses end of this year. On a motion made by Ms. Coquillette and seconded by Ms. Scott, the board voted unanimously to approve the December financial statements.
4. CAM update
 - a. PayHOA Website – The website still has a few errors, which were expected when starting a new program. Pine and Pinyon both are labelled as Drive instead of Street. The late fees have the incorrect start date. Ms. Gotchey is working on the errors.
 - i. On a motion made by Ms. Coquillette and seconded by Ms. Scott, the board voted unanimously not to assess late fees until March 1, 2022.
 - b. Insurance- The insurance policies have been renewed for 2022. DCVOA is insured by American Family Insurance. The premium is \$733.00.
 - c. Reserve Study- In accordance with Policy #7, the BOD reviewed bids from two companies that perform reserve studies.
 - i. On a motion made by Ms. Scott and seconded by Ms. Coquillette, the board voted unanimously to contract with Association Reserves to perform the reserve study at a cost of \$1,510 to be paid from funds in the reserve account.
 - d. RV Lot Update
 - i. The RV Lot has three open spaces for RV's.
 - e. Transfer of Ownership

Date	Account #	Lot	Current Owner	New Owner
12/16/2021	735 Pine	IL-DCV	Clinard/Plummer	Pifer
12/20/2021	TBD Pinyon	VL-DCV	Cedaredge 1	Midland Trust Company
1/5/22	1395 SB	VL-DCV	Stratman	Serenity Homes

5. Design Review Committee
 - a. Current
 - i. 335 FSC (New Beginnings). The BOD is waiting to hear from Eagle Eye Design with his verified DR Guideline measurements. On a motion made by Ms. Coquillette and seconded by Ms. Scott, the board voted unanimously to

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approve the house plan for 335 Flagstone Court if the results of the measurements meet our guidelines.

- ii. 335 LSC (New Beginnings) The BOD is waiting to hear from Eagle Eye Design with his verified DR Guideline measurements. On a motion made by Ms. Coquillette and seconded by Ms. Scott, the board voted unanimously to approve the house plan for 335 Limestone Court if the results of the measurements meet our guidelines.
- iii. 535 SB (Palumbo) – On a motion made by Ms. Coquillette and seconded by Ms. Scott, the board voted unanimously to approve the house plan for 535 SE Stonebridge Drive.
- iv. 300 LSC (Szanto/Casa Bella) On a motion made by Ms. Scott and seconded by Ms. Coquillette, the board voted unanimously to deny the house plan because the right side windows only measure 8% instead of 10%.
- v. 810 Pine (Pitman) On a motion made by Ms. Coquillette and seconded by Ms. Scott, the board voted unanimously to approve the covered back patio plans.
- vi. 1480 SB (Tanski) On a motion made by Ms. Coquillette and seconded by Ms. Scott, the board voted unanimously to approve fencing plans. The owner currently has a temporary dog run. Ms. Gotchey will see if a variance for the dog runs is needed according to the American Disabilities Act and the Fair Housing Act. Both Acts take precedence over DCVOA's governing documents.
- vii. 610 Pinyon (Demo/Casa Bella) The foundation footers were off by two inches. Casa Bella is moving the footers and Ms. Gotchey will go back next week to remeasure.

b. In Process

- i. Landscaping – The following properties are currently working on landscaping; 1005 FW, 1345 FW, 300 SSC, 600 SB, 640 SB
- ii. Architectural- These properties are currently under construction: 680 SB, 815 Pinyon, 610 Pinyon, 1025 FW, 305 SSC, 325 SSC, 1425 SB, 700 SB, 820 Pine, 755 Pine, 810 Pinyon, 840 Pine, 1150 FW, 845 Pine

c. Deadlines

- i. 815 Pinyon (Bemis) Construction needs to start by February 2, 2022 or the plans will need to be resubmitted. Ms. Gotchey will send Mr. Bemis a letter.

6. Old Business

- a. Drainage Issue – There is no update on the drainage issue on Ms. Scott's property.

7. New Business:

a. Violations

- i. 810 Pinyon (Kline/Uncompahgre Builders)- On a motion made by Ms. Coquillette and seconded by Ms. Scott, the board voted unanimously to send a second violation to 810 Pinyon for a messy work site.

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- ii. 1025 FW (New Beginnings) A first violation letter has been sent for a messy worksite and working after construction hours.
8. Other Business
 - a. Mark Condon has resigned from the BOD.
 - b. DCVOA needs DRC and BOD members. If anyone is interested in the position please let the BOD know.
9. Open Comments and Discussion from the Floor
 - a. Norma Miller suggested herself and Coy McTernan as DRC Advisors.
 - b. Hardy Hutto is thinking of putting a road in off Pinyon Street to gain access to his property.
 - c. The number of DRC Members did not pass at the election. Ms. Gotchey informed the owners and the BOD that DCVOA could petition court to approve the amendment.
 - d. Ms. McTernan suggested to prevent the HOA assessments from rising, DCVOA should not have a Christmas party.
 - e. Ms. McTernan suggested starting the meetings at a later time in the evening so that more working families can attend.
10. On a motion made by Ms. Coquillette and seconded by Ms. Scott, the Board adjourned the meeting at 5:58 pm.
11. The next regular meeting will be February 15, 2022 at 4:30 pm located at 855 SE Stonebridge Drive.

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

Mary Gotchey
Community Association Manager
Community HOA Management, Inc.