

# Deer Creek Villages Owners Association

PO Box 1142  
Cedaredge, CO 81413

## BOARD OF DIRECTORS REGULAR MEETING - MINUTES

MEETING HELD AT 855 SE STONEBRIDGE DRIVE

June 15, 2022 at 9:00 am

1. Call to Order at 9:30 am by Kelly Cowan (President) – In attendance:
  - a. Board of Directors (BOD): Kelly Cowan, Linda Scott, Lisa Joss, Tate Locke
  - b. Design Review Committee: Tara FitzGerald, Kristen Kissner, Dawn Lynch
  - c. Advisory Committee: Matthew Furubotten
  - d. Community Association Manager (CAM): Mary Gotchey
  - e. Owners: Tina Palumbo, Steve Symmes, Jeffrey Moore (New Beginnings), Karen Locke
2. Mr. Cowan discussed the rules of order for the meeting according to Policy 4.
3. Minutes from the May 18, 2022 Board of Directors regular meeting were reviewed. On a motion made by Ms. Scott and seconded by Ms. Joss, the board voted unanimously to approve the minutes as written.
4. Financial Statements from January 2022 through May 2022 were reviewed. On a motion made by Ms. Joss and seconded by Ms. Scott, the board voted unanimously to approve the financials as submitted.
5. CAM update
  - a. General Updates
    - i. The annual Deer Creek Villages yard sale was held June 3-5.
    - ii. Payhoa.com has shown to be a substandard program. Ms. Gotchey will present other programs for the Board to approve for next year.
    - iii. 1015 FW - Water was pooling on the property and the issue has been fixed.
    - iv. Common Area on Fairway- The Town of Cedaredge dug a ditch on DCVOA's common area. Ms. Gotchey will look into why they were working on the property.
  - b. New Law- House Bill 22-1137 has been signed into law by governor Jared Polis. Ms. Gotchey will be working with our attorney to update all documents to comply with the new law.
  - c. Pest Control
    1. Last year an intergovernmental agreement between the Town of Cedaredge, Deer Creek Villages and Cedaredge Middle school was created for prairie dog mitigation. There was no need to mitigate the pests on Fairway this year due to the great job done last year.
    2. DCVOA has purchased mosquito repellent tablets for pest control. The tablets will be put into still water located in the common areas. Ms. Gotchey will inform owners they may pick up tablets for their property in the July newsletter.
  - d. Stonebridge Sign/Water Fix
    - i. Tumbleweed Wranglers planted flowers in the sign's flower box and will take care of them this summer.
    - ii. Vandalism occurred to the water meter behind the sign. Tumbleweed Wranglers added a new pressure regulator and the Town of Cedaredge fixed the meter.
  - e. New Welcome Gift- Sips Wine Bar will be creating gift certificates for the new owner's welcome packet.

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- f. Reserve Study- The reserve study is complete and will be posted on [www.dcvoa.com](http://www.dcvoa.com) and [www.payhoa.com](http://www.payhoa.com). The Board will review the study and use the information when creating the 2023 budget.
- g. RV Lot Update
  - i. There are currently four spaces available for small vehicles.
  - ii. Back Lot Clean Up- S&E Ward, Tumbleweed Wranglers and Action Lawn Service are creating bids for the RV lot clean up. The BOD will review the bids and vote on a contractor to perform the clean up. Tumbleweed Wranglers saw evidence of someone starting a fire in the debris and possible signs of drug activity.
- h. Weed/Tree Removal
  - i. Rick Harner who has a masters degree in botany will help Ms. Gotchey with the inspection of dead, diseased and dying trees around the second week of June. Owners will be notified of any problem trees on their property and given time to remedy the situation.

- i. Transfer of Ownership

<u>Date</u>	<u>Acct</u>	<u>Lot Type</u>	<u>Current Owner</u>	<u>Previous Owner</u>
5/23/2022	1210 FW	VL-DCV	Malinowski	Puckett
5/23/2022	855 Pine	VL-DCV	Late Harvest Lifestyles	Borba
5/23/2022	990 FW	VL-DCV	Foster Homes	Bourbon Enterprises
6/2/2022	1410 FW	VL-DCV	Williams	Serenity Homes

## 6. Design Review Committee report given by Tara FitzGerald

- a. Current
  - i. Architectural
    - 1. 1430 SB (Parker) -New House Plan Submittal- The DRC is awaiting updated plans with more detail.
    - 2. 720 Pinyon (Lynch)-New House Plan Submittal - Plans have been submitted and are at the drafter for review.
    - 3. 770 Pine (Daniel) The DRC has approved the door color change.
  - ii. Landscaping
    - 1. 1025 FW (Mausbach) - Landscaping plan is still under review.
    - 2. 535 Pine (Timmerwilke) - The DRC has approved the submitted landscaping change.
    - 3. 845 Pine (Adams)
      - a. The DRC has approved the submitted landscaping plan.
      - b. The DRC approved a variance for the setbacks for a backyard fireplace.
    - 4. 810 Pinyon (Kline) - The DRC has approved the submitted landscaping plan.
  - iii. Other
    - 1. Window Measurements - All windows have been measured and are in compliance with our regulations.
    - 2. Variance -1275 FW (Smith) Temporary Dog Run - The DRC approved a variance for a temporary dog run until their fence is installed.
  - iv. Weed Buffer Zone
    - 1. 1050 FW (Condon) - The DRC approved the weed buffer zone request.
    - 2. 740 SB (Ehrlich) - The DRC is awaiting the signed weed buffer zone request form.
  - v. Approved and in Process
    - 1. Landscaping - 1005 FW, 300 SSC, 600 SB, 810 Pine, 625 Spruce, 1275 FW
    - 2. Architectural - 680 SB, 815 Pinyon, 610 Pinyon, 305 SSC, 325 SSC, 700 SB, 820 Pine, 810 Pinyon, 1150 FW, 535 SB, 300 LSC, 335 FSC, 335 LSC, 545 SB, 550 Pine, 1465 SB

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3. Fencing -1450 SB, 1025 FW, 1275 FW
4. Roofing - 1435 SB
5. Additional Concrete - 810 Pinyon, 840 Pine
- vi. Complete
  1. Fencing -1555 SB, 735 Pine
  2. Architectural - 1025 Fairway
  3. Landscaping - 640 SB
7. Old Business
  - a. Short Term Rental Survey
    - i. To date, 26 owners have completed the survey. The BOD will review the results after July 15, 2022.
8. New Business
  - a. Violations
    - i. Weed 1st Violations -
      1. 750 Pine, 620 SB, 500 SB
      2. On a motion made by Ms. Joss and seconded by Ms. Scott, the board voted unanimously to send a first violation letter for the OS1 lots owned by Mr. Wigger. The owner previously told the association that he was using Tumbleweed Wranglers but in fact has not contracted with the company.
    - ii. Weeds 2nd Violations- The BOD reviewed pictures of three properties who had weeds over 8 inches tall. On a motion made by Ms. Joss and seconded by Ms. Scott, the board voted unanimously to send second violation letters to 680 SB, 805 SB, 770 Pinyon
  - b. DRC Guidelines Changes
    - i. Weekend Work - On a motion made by Ms. Joss and seconded by Ms. Scott, the board voted unanimously to approve the following changes to the design review guidelines:  
*Section 6.1 Construction Hours -Construction hours are between 7:00 a.m. to 6:00 p.m. Monday through Saturday. No construction is allowed on Sundays.*
    - ii. Privacy Fences- a subcommittee is working on rules for privacy fencing.
    - iii. Submittal Process- On a motion made by Ms. Joss and seconded by Ms. Scott, the board voted unanimously to change the submittal requirement from two sets of paper plans to one copy of the paper plans.
  - c. Lien Removal (1390 FW) - A lien was placed on the property by the Board in May of 2017. After researching the issue, the lien had been paid. The lien was released by Deer Creek Villages on June 3, 2022.
9. Other Business
  - a. Hutto Access on Pinyon - There is no new information at this time.
10. Open Comments and Discussion from the Floor
  - a. Ms. FitzGerald spoke to the BOD about unfair treatment from other owners and a Board member.
  - b. Ms. Fitzgerald has donated a xeriscape book to Deer Creek Villages Owners Association. Owners can look through it at the HOA office.
  - c. Ms. Joss will be donating an Apple Laptop for the DRC to use.
11. Next Regular Meeting will be determined at a later date.
12. **Adjournment** - On a motion made by Ms. Joss and seconded by Ms. Scott, the board voted unanimously to adjourn the meeting at 11:07 am.