

Deer Creek Villages Owners Association

PO Box 1142
Cedaredge, CO 81413

BOARD OF DIRECTORS REGULAR MEETING - MINUTES

MEETING HELD AT 855 SE STONEBRIDGE DRIVE

March 15, 2022 AT 4:30 PM

1. Call to Order at 4:30 pm by Lisa Joss (Vice-President) – In attendance:
 - a. Board of Directors (BOD) Sharon Coquillette, Linda Scott, Lisa Joss, Tate Locke
 - b. Design Review Committee- Tara FitzGerald, Kristen Kissner
 - c. Community Association Manager (CAM) - Mary Gotchey
 - d. Owners- David & Marsha Gill, Guida Anderson, Marcia Martin, Karen Locke, Norma Miller, Edward Scartezina, Barb Klein, Mark Palumbo, Jim & Gretchen Atkinson, Jeff & Virginia Wise, Steve Symmes
 - e. Owner’s Designated Agent- Dave Mitchell for Linda Johnstun
2. Ms. Joss discussed the rules of order for the meeting according to policy 4. A handout was given for reference and is included at the end of these minutes.
3. Minutes from the February 15, 2022, Board of Directors meetings were reviewed. On a motion made by Ms. Coquillette and seconded by Ms. Scott, the board voted unanimously to approve the minutes as written.
4. Financial Statements – Ms. Scott reported that the net income for Fiscal Year-to-Date showed a positive balance of \$12,831.33. On a motion made by Mr. Locke and seconded by Ms. Coquillette, the board voted unanimously to approve the February financial statements.

Open question from the floor after motion: Ms. Gill inquired about the electricity charge. Ms. Gotchey responded that the charge is for the sign on Stonebridge.

5. CAM update
 - a. General Updates
 - i. The 2021 taxes are being processed by Blair and Associates.
 - ii. Gossip- Ms. Gotchey reported on the large amount of false gossip that is going through the community. Ms. Gotchey advised those in attendance to check with the Board of Directors or with herself if they have questions about the affairs of the HOA.
 - iii. Builder communication has improved, and they are contacting the HOA office to inform us on their builds.
 - iv. There have been a few owners inquiring if DCVOA allows Short Term Rentals (STRs). The BOD will schedule a work session to work on a possible amendment to the Declarations.
 - b. Pay HOA- Approximately 15 owners had incorrect email addresses uploaded into PayHOA and did not receive their invoice. All late fees for those accounts have been removed.
 - c. Reserve Study- The reserve study will be complete in 12 weeks.
 - d. RV Lot Update-
 - i. S&E Ward’s is working on a bid to fill in the uneven areas and regravels the lot as well as spray for weeds.
 - ii. There are currently three spaces available.
 - e. Transfer of Ownership
2/11/2022 1325 SB IL-SBTH Reddick Hamilton

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3/9/2022	980 FW	VL-DCV	Gardner	New Beginnings
3/9/2022	1245 SB	IL-SBTH	Gregory	Broddrick

6. Design Review Committee

a. Current

- i. 1555 SB (Collins) Solar panels were approved by the DRC and have been installed.
- ii. 810 Pine (Pitman) Landscaping has been approved by the DRC.
- iii. Participating Builder- Parker-Parker Design Builds- Ms. Gotchey has performed a background check via our attorney. The builder has a clean business record. A meeting will be set up with the Board to review the builders past builds.
- iv. 800 Pine (Davis) -The BOD previously granted the current owners an extension to have the landscaping completed by May 22, 2022. The house is currently under contract with Linda Johnstun. Ms. Johnstun's representative asked if the Board would extend the deadline until October 1st if they purchased the home. On a motion made by Mr. Locke and seconded by Ms. Scott, the board voted unanimously that should Ms. Johnston purchase the property, the landscaping deadline would be extended to October 1, 2022.

b. Approved and in Process

- i. Landscaping – 1005 FW, 1345 FW, 300 SSC, 600 SB, 640 SB
- ii. Architectural –680 SB, 610 Pinyon, 1025 FW, 305 SSC, 325 SSC, 700 SB, 820 Pine, 755 Pine, 810 Pinyon, 1150 FW, 535 SB, 300 LSC, 335 FSC, 1480 SB, 1555 SB
- iii. Deadlines
 1. 1005 FW (Strain) Landscaping- The deadline for starting landscaping has passed. The owner will be notified to resubmit plans.
 2. 600 SB (Richards) Landscaping- The deadline is approaching and the landscaping has not begun on the home due to the house still being under construction. On a motion made by Mr. Locke and seconded by Ms. Coquillet, the board voted unanimously to extend the start date to 120 days after the certificate of occupancy is received.

c. Complete

- i. 1425 SB (Bemis) The home has received its certificate of occupancy and the building process is complete.
- ii. 1345 FW (Buchheim) The landscaping is complete.
- iii. 810 Pinyon (Kline) The home has received its certificate of occupancy and the building process is complete.

7. Old Business

a. Drainage Issue

- i. Mr. Locke advised Ms. Scott to speak with Hardy Hutto directly about the drainage problem that was caused when he put in a road on his Cedar Mesa Property. Ms. Scott will also speak with Carl Holm from Delta County Planning about the issue.
- ii. DRC Advisor Matt Furubotten is working with the Design Review Committee to understand drainage issues in the community. The current issues are with the properties 305 & 325 SE Sandstone Court, 810 SE Pine Street, and 1415 SE Stonebridge Drive.

8. New Business

a. Violations

- i. 1025 FW (New Beginnings) Mr. Locke recused himself from voting on this issue because it was concerning another builder. On a motion made by Ms. Scott and seconded by Ms. Coquillet, the remaining board members voted unanimously to send a second violation notice for nuisance caused by loud music.
 1. Open question from the floor after motion:

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- a. Ms. Gill stated the New Beginnings continually receives violations and at some point the HOA needs to remove them as a participating builder. Mr. Gill also stated that New Beginnings is responsible for the mistakes their subs make and that the subs are not informed of the rules.
 - b. Mr. Palumbo informed the Board he has attended sub meetings with New Beginnings where all of DCVOA's rules were explained.
 - c. Mr. Timmerwilke explained to the Board that it is important to fine the builder because it is the only recourse the HOA has with its limited powers.
 - ii. 820 Pine (Mayberry) Owner received a first violation for working on Sunday.
 - iii. 1395 SB (Serenity Homes) Owner received first violation for construction vehicle parked on vacant lot.
9. Other Business
 - a. Mr. Locke asked that the issue of working on weekends be placed on the agenda for the April meeting. Ms. Gotchey let the Board know that Pay HOA has a survey feature if they would like to get more information on how all the home owners feel on the subject.
 - b. Hutto Access- Ms. Coquillette spoke at the Town of Cedaredge's recent meeting and was told the Town has no standing on the issue because it is county property. The BOD will create a subcommittee to look into the issue and ask owners to let her know if they are interested in participating.
10. Open Comments and Discussion from the Floor
 - a. Mr. Wise spoke about why DCVOA should not allow Short Term Rentals in our HOA. He asked if a privacy fence between his house and his neighbor's house would be approved so that it would limit the impact of a possible Short Term Rental.
 - b. Ms. Joss stated the Board will look into the issue by the next meeting.
 - c. Mr. Locke does not oppose STRs in the HOA and stated that the positive side of having renters next to you is that they don't stay long.
 - d. Ms. Miller asked the Board to take into consideration how close the STR will be to Mr. Wise's home. She asked the BOD to send out a survey to all the owners about STRs. She also stated that the HOA needs to protect owners.
 - e. Mr. Timmerwilke asked the Board to look into privacy fencing on Pine and Pinyon.
 - f. Ms. Atkinson believes STRs devalue the homes in the HOA because realtors will have to disclose where they are located.
 - g. Ms. Martin stated that in Steamboat Springs, STRs are a big issue. She asked the Board to consider two things when looking into the issue: a) what is the character of our neighborhood, and b) what does the HOA need to do to maintain property values.
 - h. Ms. FitzGerald explained that she is not running a STR at this time or anytime in the near future. She has a separate entrance to her house for family visits.
11. On a motion made by Ms. Coquillette and seconded by Ms. Scott, the Board adjourned the meeting at 6:15 pm.

The next regular meeting will be April 20, 2022 at 9:00 a.m. at the HOA building.

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.

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Conduct Of Meetings

POLICY #4

Attendance

Meetings are open to every Member of DCVOA or a Member's designated agent. Owners must submit in writing a signed statement with the name of their designated agent. Builders may speak on owner's behalf if plans have been submitted.

Behavior

No disruptive or unruly behavior allowed

Members who are not Board Members may not participate in any deliberation or discussion unless expressly so authorized by a vote of the majority of a quorum of the Board.

To Maintain Order

- An oral warning will be issued if Members speak out of turn, goes over their allotted time, or acts unruly.
- If the member continues to speak or disrupt the meeting, the President or acting chair will call a recess and speak directly to the member, reiterating that either the meeting will be adjourned, or law enforcement/security will be called to remove the individual.
- If the member still refuses to cooperate, the President or acting chair may choose whether to adjourn the meeting to another time or to call law enforcement/security.

When can you Speak?

Members have the right to speak if being addressed by the Board or when one of the two agenda items listed below occur:

1. After a Motion

- After a motion has been made, owners have the right to make a statement about the proposed motion
- No discussion will take place unless the BOD asks for further information
- A time limit may be set by the Board
- Each Member may only speak once

2. Open Forum

- A time limit may be set by the Board
- Each Member may only speak once unless otherwise stated by the Board
- The Board is not obligated to take immediate action on any item presented by a Member.
- Owners will not respond to other owners but speak directly to the Board during their turn.

Additional Items

Additional items brought before the Board which are not on the current agenda may be placed on the next Board meeting agenda. If the item is a comment only, it may be considered at the Board's discretion, provided no formal vote is required for that item.