

Deer Creek Villages Owners Association

PO Box 1142
Cedaredge, CO 81413

BOARD OF DIRECTORS REGULAR MEETING - MINUTES

MEETING HELD AT 855 SE STONEBRIDGE DRIVE

May 18, 2022 at 9:00 am

1. Call to Order at 9:00 am by Lisa Joss (Vice-President) – In attendance:
 - a. Board of Directors (BOD): Sharon Coquillette, Linda Scott, Lisa Joss, Tate Locke
 - b. Design Review Committee: Kristen Kissner, Dawn Lynch
 - c. Advisory Committee: Matthew Furubotten, Guida Anderson
 - d. Community Association Manager (CAM): Mary Gotchey
 - e. Owners: Pete Doerfler, Barb Klein, Jeffrey Moore (New Beginnings), Karen Locke, Mark Palumbo, Norma Miller, Steve Symmes
2. Ms. Joss discussed the rules of order for the meeting according to Policy 4.
3. Minutes from the April 20, 2022, Board of Directors regular meeting were reviewed. On a motion made by Mr. Locke and seconded by Ms. Scott, the board voted unanimously to approve the minutes as written.
4. Financial Statements –PayHOA’s accounting software does not perform correctly. DCVOA will now be using QuickBooks Online as the accounting software. All financial information starting from the beginning of the year has been entered, reviewed and reconciled using the new program. The BOD reviewed the financials from the beginning of the year which show that we are on budget for the year. Mr. Locke asked the line item “design review expense” be moved under professional services on the reports. On a motion made by Mr. Locke and seconded by Ms. Coquillette, the board voted unanimously to table the financial statements until the line change was made.
5. CAM update
 - a. General Updates
 - i. The annual Deer Creek Villages yard sale will be June 3-5. Ms. Gotchey will place an ad in the High Country Shopper and on social media.
 - ii. Possible New Law- House Bill 22-1137 has been passed by the Colorado House of Representatives. The bill will limit HOA’s power to fine owners, foreclose on properties, and it will also change the way HOA’s communicate with owners. The law firm Hoskin Farina & Kampf will prepare information for us on how to proceed if the bill is signed into law by the governor. (The governor may veto the bill before it can become law.) If signed, it will go into effect in July.
 - b. Taxes- The 2021 federal and state tax returns have been completed by Blair and Associates and are in the mail.
 - c. Pay HOA- DCVOA will be using all functions of PayHOA except for its account program. Ms. Gotchey and Ms. Scott will look at other programs that may suit our needs better.
 - d. Reserve Study - The onsite study has been completed and results from the reserve study should be available by the end of June.
 - e. RV Lot Update
 - i. There are currently three spaces available for small vehicles.
 - ii. The lot was leveled, re-gravelled, and sprayed last month.

Deer Creek Villages Owners Association

PO Box 1142
Cedaredge, CO 81413

f. Weed/Tree Removal

- i. Rick Harner 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.

g. Transfer of Ownership

4/14/2022	425 Jay	IL-SBTH	Edmunds	Mebes
4/29/2022	325 SSC	VL-DCV	New Beginnings	Henrie
4/29/2022	760 Pine	VI-DCV	Orr	Serenity Homes
4/29/2022	750 Pine	VL-DCV	Orr	Serenity Homes
5/16/2022	620 Spruce	IL-DCV	Wise	Farrell
5/17/2022	325 FSC	IL-DCV	Langouet	Hill

6. Design Review Committee report given by Kristen Kissner

a. Current

i. Architectural

1. 545 SB (Palumbo) New House Plans - On a motion made by Mr. Locke and seconded by Ms. Coquillette, the board voted unanimously to approve the submitted house plans.
2. 680 SB (Wellington/Pathways) Change Order- The owner would like to change the front stoned beam on the house plans to an unstoned beam. The change will make the house be under the 30% stone requirement but will make up the difference because it is considered an architectural feature. The DRC asked the BOD to vote on approving a variance because the house plans were approved before any of the current DRC members were on the committee. On a motion made by Mr. Locke and seconded by Ms. Coquillette, the board voted unanimously to approve the submitted change.
3. 1435 SB (Alford) The DRC has approved the roof shingle color for the new roof.
4. 1465 SB (Brown) The DRC has approved the submitted pergola plan.

ii. Landscaping

1. 1025 FW (Mausbach) Fencing Request with Variance- The DRC has approved the fence plan with a variance for the fence to go on the east side of the house starting at the front window. Because it is a corner lot, the east side is considered a second front. The DRC also approved a temporary dog run to be placed in the back yard until the fence work is completed.
2. 1555 SB (Collins) The DRC has approved the submitted fencing request.
3. 1275 FW (Smith) The DRC has approved the submitted fencing and landscape request.
4. 735 Pine (Pifer) The DRC has approved the submitted fencing request.

iii. Other

1. Window Measurements have been performed at 680 SB, 300 LSC, 820 Pine, 600 Pinyon. All four met the requirements.
2. 1555 SB (Collins) The DRC has approved a variance for the owner to park on the rocks on the north side of the house until Nov. 10, 2023. The owners plan to pour concrete on the side of the house for additional parking. Their truck is too long to be parked in the garage.
3. Weed Buffer Zone
 - a. 740 SB (Ehrlich)- The DRC is waiting for the signed copy of the buffer zone request.
 - b. 840 Pine (FitzGerald) The DRC has approved the buffer zone request.

Deer Creek Villages Owners Association

PO Box 1142
Cedaredge, CO 81413

- c. Hubbell Properties The DRC has approved the buffer zone request.
 - b. Approved and in Process
 - i. Landscaping –300 SSC, 600 SB, 640 SB, 810 Pine, 625 Spruce, 1450 SB, 1005 FW
 - ii. Architectural –550 SB, 680 SB, 610 Pinyon, 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. Other -1555 SB (Collins) The owners will be changing the color of the solar panels to gray instead of black because of shipping delays.
 - c. General Update
 - i. New DRC Checklist - The checklist has been updated and placed on DCVOA.com and PayHOA.com.
7. Old Business
 - a. Short Term Rentals
 - i. Ms. Joss will be creating a survey to send to the owners about short term rentals. Ms. Gotchey will send the survey to all owners.
 - b. Violations
 - i. 1025 FW (New Beginnings) At the last meeting Mr. Lawrence asked the Board to remove the fine for noise and the Board tabled the request until the next meeting. Mr. Lawrence has since paid the fine and the BOD recognizes this as the owner accepting the fine.
8. New Business
 - a. Violations
 - i. Weeds - Ms Gochey performed weed inspections on May 3, 2022. All owners with a first violation received a phone call, a first-class letter and photos of the weeds were placed on their PayHOA account.
 - 1. Unimproved Lots
 - a. First Violations (31 Lots) - 770 Pinyon, 730 Pine, 720 Pinyon, 705 Pinyon, 725 Pinyon, 735 Pinyon, 730 Pine, 720 Pine, 705 Pine, 615 Spruce, 1390 W, 1430 SB, 1390 SB, 720 SB, 700 SB, 600 SB, 560 SB, 540 SB, 580 SB, 320 SSC, 335 SSC, 300 LSC, 305 LSC, 320 FSC, 845 SB, 805 Pine, 820 Pine, 930 FW, 960 FW, 1500 SB, 680 SB
 - 2. Improved Lots
 - a. First Violations (18 Lots) - 810 Pine, 800 Pine, 1550 SB, 320 CSC, 1450 FW, 770 Pine, 715 Pine, 1400 SB, 835 Pine, 305 CSC, 620 Spruce, 535 Pine, 1510 FW, 1470 FW, 795 Pine, 1385 SB, 1520 SB, 660 SB
 - b. The BOD instructed Ms. Gotchey to only check for weeds on vacant lots and only check improved lots if owners file a complaint.
 - ii. DRC Guideline Changes-
 - 1. Weekend Hours- The BOD is working on changing the construction hours for the weekend. Once the verbage has been written for the design review guideline, the BOD will vote on change.
 - 2. A subcommittee met to discuss privacy fences. The committee will present information at a later meeting.
 - 3. Ms. Gotchey asked the BOD to change the process for plan submission so only one set of plans is submitted instead of two as we now have a digital copy of the plans.
 - 4. On a motion made by Mr. Locke and seconded by Ms. Scott, the board voted unanimously to remove soil tests as a requirement to submit plans.
9. Other Business
 - a. Hutto Access on Pinyon - There is no new information at this time.

Deer Creek Villages Owners Association

PO Box 1142
Cedaredge, CO 81413

10. Open Comments and Discussion from the Floor

- a. Ms. Klein spoke about grass and weed growth patterns and their potential fire danger.

11. Next Regular Meeting will be held on Wednesday June 15 at 9am located at 855 SE Stonebridge Drive.

12. **Adjournment** - On a motion made by Ms. Coquillette and seconded by Ms. Scott, the board voted unanimously to adjourn the meeting at 10:57 am.