

- b. Stonebridge. James Broderick, Treasurer for the Townhome Sub-association, advised Ms. Scott that the sign is the responsibility of the Townhomes. Ms. Brown will set up a special meeting with the DCVOA BOD, the Townhome BOD and James Broderick to resolve this.
 - c. Audience member Steve Pierce questioned the status of the HOA building and why we are leasing it from the Back Nine. He recalled that it was supposed to be turned over to the HOA. Mr. Locke stated that before the foreclosure the building was titled to Cedaredge 1. Nick Streza did not title this property into the HOA. The Back Nine now owns it free and clear. Ms. Coquillette recalled that our attorney advised the BOD that the original intent went away with the foreclosure and also explained that the BOD explored other options for office and meeting space and storage. Considering inconvenience and expense, the current HOA building is the best option. The amount of our monthly lease doesn't cover expenses. Mr. Pierce asked if we have legal grounds to sue Mr. Peters over the HOA building. Mr. Locke noted that the BOD can discuss this option if they wish.
 - d. Mr. Pierce questioned the budget for snow removal. Ms. Coquillette clarified that it is for the cluster boxes.
 - e. Ms. Klein asked if the Townhome Sub-Association can have their meetings in the HOA building. Ms. Brown will add that request to the special meeting agenda.
 - f. Ms. Scott noted that she added \$3000 to the budget for the cost of repairing/replacing the cluster box on Pinyon. She will discuss options with the USPS.
 - g. The asterisk under Utilities is because the expenses for water and electricity for the Stonebridge sign may not be our responsibility.
 - h. The budget reflects increased assessments for the lots.
 - i. In response to a question from Mr. Pierce, Mr. Locke clarified that we are no longer paying for gas for someone to drive around the neighborhood and report violations. The BOD will respond to written complaints. Ms. Brown clarified that she performs vacant lot inspections monthly May through October.
 - j. Mr. Locke indicated that we are still \$995 short for this budget, and that we can discuss further cost savings possibilities in the future.
 - k. Ms. Martin moved that the 2023 budget be approved as presented. Ms. Coquillette seconded. The motion passed unanimously with Ms. McTernan abstaining as this was her first meeting.
6. CAM Report
- a. Ms. Brown reminded attendees to sign in on the sign-in sheet.

- b. She reported that Steve Symmes, who received votes for the vacant BOD position, declined. She then contacted Ms. McTernan who received the next greatest number of votes. Ms. McTernan accepted the position.
 - c. Ms. Brown has been in conversation with contractors to mow common areas. Contracts aren't due until March 1. What we do regarding the Stonebridge sign area will make a big difference in the expense. S & E Ward's and Tumbleweed have insurance. The others do not. Currently we do not have anyone responsible for snow removal at the cluster boxes. High School students may not be available when we need them. Mr. Locke requested that Ms. Brown contact Tumbleweed and S & E Ward's for estimates on snow removal per time.
 - d. Ms. Brown also checked into non-profit rates for postage, and we do not qualify for that.
 - e. Camera and lights at the RV lot have not been installed yet because of the weather and the holidays. Ms. Brown suggested signage or flagging at the RV lot to re-establish designated parking slots. Stan Adams offered to help. Vehicles in the RV lot must have wheels and can't be commercial. One slot is still available, but it has a potential reservation.
 - f. Ms. Brown contacted Mary Gotchey in December. We now have access to the DCVOA.org domain but still cannot access Weebly, the web hosting service used to build the public-facing website. Therefore, she still cannot edit the website. Rebuilding the entire website would involve time and money. Mr. Locke suggested we allow more time to resolve this before rebuilding it.
 - g. An audience member commented that PayHOA is much easier to navigate now that Ms. Brown has been working on it.
7. Design Review Committee Report
- a. No one was present from the DRC. We still need new members, and Ms. Brown has applications.
 - b. Mr. Pierce asked if we are still paying someone to review plans for us. We are and the amount is between \$65 and \$100 per plan. Currently builders pay a \$500 fee upon plan submittal. Ms. Brown commented that rather than refunding money after expenses to builders whose plans are approved, we should consider putting it into reserves. Ms. Coquillette reminded the BOD that the refund is an incentive for builders who do not have violations or more than one resubmittal. There is no evaluation of the success of this. The BOD will discuss this at the regular meeting next month.
 - c. By text to Ms. Brown, the DRC reported that they measured windows on two new builds at 1410 SE Fairway and 1395 SE Stonebridge. They are according to plan.

- d. Ms. McTernan's maintenance buffer zone was approved, and a letter will go out in a couple of days. Ms. Brown has created tags to move maintenance buffer zone projects from pending to approved.
 - e. Ms. McTernan volunteered to attend all DRC meetings and has asked to be notified of them.
 - f. A written complaint about the roof color at 335 Limestone Ct. was received. Mr. Locke inspected the property and verified that the existing roof color is not the one that was approved. By consensus, the BOD requested Ms. Brown to prepare to send the builder a formal complaint of non-compliance. Ms. Brown will look into our current policy regarding non-compliance, and the BOD will discuss it at the next regular meeting.
 - g. Regarding allowing sheds, beginning about one year ago our guidelines began requiring that houses be planned with sufficient integrated storage so that external storage sheds would not be needed. Anyone may request a variance using the process in place.
 - h. The DRC has approved the plans for 615 SE Spruce. The BOD reviewed the plans and exterior colors. Ms. Coquillette moved that the BOD approve the plans as submitted. Ms. Scott seconded. The plans were approved by unanimous vote.
8. Leaking cluster boxes on SE Pinyon
- a. Mr. Locke suggested getting an estimate for an aluminum shroud to cover the box. Gary Coquillette recommended testing to see where the boxes are leaking. Ms. Coquillette noted that the owners using the bottom left boxes have the problem. Ms. Scott said there are 31 lots on Pinyon. If the lots are built out, there would not be enough cluster boxes to serve the neighborhood. Average cost for a new box is \$2,600 not including freight and installation.
 - b. Mr. Locke will look into the cost of crafting and installing a shroud and suggested waiting until more lots are built out to move forward on a new box. Ms. McTernan supported researching less expensive options in the short term. Ms. Martin recommended planning a new cluster box into a future budget. She also suggested having a policy that defines the DCVOA responsibilities for cluster boxes.
9. Goals
- a. Mr. Locke read aloud the goals of the last BOD.
 - b. The BOD agreed to keep the goal of increasing the DRC to five members. Ms. McTernan encouraged getting out to owners to encourage more participation as we are not getting enough votes submitted to make any changes.
 - c. Ms. Coquillette and Mr. Locke suggested adding a goal to investigate other sources of revenue. Mr. Locke discussed making the retention pond on Pine into

an asset and expanding the RV lot. Expanding the RV lot was studied previously with the finding that there is not enough room to expand the current lot. Ms. McTernan asked about land on Old Goat Trail.

- d. Mr. Locke suggested adding a goal to understand our existing landholdings and potential assets. Ms. Scott confirmed that currently 107 lots have not been built on.

10. Audience comments

- a. Mr. Pierce asked if the Back Nine is in our HOA. It is not. It could be added if 67% of DCVOA members approve and if the Back Nine requests this. Discussion followed regarding DCVOA contributing to the Town of Cedaredge to support the golf course in addition to the proposed GID. There are not resources to do that.
- b. Mr. Pierce asked if we are getting to a point where we could disband the HOA as it is more of a liability than an asset. The lots are not built out, and BOD members reinforced the value of the HOA in preserving property values and protecting the nature of the community.
- c. Jenny Larson asked whether Townhomes are paying twice for trash pickup, through their monthly dues and the DCVOA quarterly dues. Mr. Locke said we would look into that.
- d. Kristy and Stan Adams observed that there is water in the retention pond on Pine even when it is dry and wondered where it comes from. Mr. Locke felt we should look into this.

11. The next meeting will be on Wednesday, February 15, 2023 at 5:30 PM.

12. Ms. Scott moved to adjourn the meeting. Ms. Coquillette seconded. The meeting adjourned at 10:56 AM.

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

Respectfully submitted, Marcia Martin.