DEER CREEK VILLAGES OWNERS ASSOCIATION (DCVOA)
PO Box 1142, Cedaredge, CO, 81415 – Meeting Location: 855 SE Stonebridge, Cedaredge

Regular Board of Directors (BOD) Meeting
April 15, 2026 09:00 AM
MINUTES

1. Call to Order (President)
    a. The meeting was called to order by Ms. Marcia Martin, President at 09:04 AM. Also present were Mr. Tate Locke, Vice President, Mr. John Farrell, Secretary, Mr. Steve Colby, Treasurer, with Mr. James Broddrick, Director, absent. Design Review Committee (DRC) member Ms. Jean Waltman was present, and Ms. Guida Anderson was present. Community Association Manager (CAM) Ms. Tracy Brown was present.
    b. Owners in attendance were as follows:
    Boswell, Doug
    Chapman, Cordell
    Hart, Greg
    Klein, Barb
    Mathis, Tom
    Miller, Norma
    Paison, Robert
    Streza, Nick (Representing the Wiggers and Stonebridge Lots 1-4)
2. Agenda items additions/changes
    a. None.
3. Approve minutes of March 18, 2026 meeting (Secretary)
    a. Mr. Colby moved to approve the minutes as written, and Ms. Martin seconded. Approved on three of five votes with Mr. Locke abstained and Mr. Broddrick absent.
4. Financial Statement Review and Approval for March, 2026 (Treasurer)
    a. The hardcopy report "Deer Creek Villages Owners Association Budget vs Actuals: Operating (only) 2026 January - December 2026", was distributed and reviewed.
    b. The hardcopy report "Deer Creek Villages Owners Association Budget vs Actuals: Storage Lot Only 2026 January - December 2026", was distributed and reviewed.
    c. The hardcopy report "Deer Creek Villages Owners Association Budget vs Actuals: Combined Operating and Storage Lot 2026 January - December 2026", was distributed and reviewed.
    d. Mr. Locke moved to approve the financial statements for March 2026 (a, b, and c), and Mr. Farrell seconded. Approved on four of five votes with Mr. Broddrick absent.
    e. The hardcopy report "Treasurer Report March- Q1 2026 BOD MEETING April 15, 2026", was distributed and reviewed.
    f. The report "Balance Sheet Deer Creek Villages Owners Association As of Mar 31, 2026" was distributed and reviewed.
5. CAM Report (Ms. Brown)
    a. There was (1) ownership changes recorded in March:
    VL-DCV 1530 SE Stonebridge.
    b. There was one (1) Working Fund Reserve, (1) Transfer, and (1) Admin Stmt fee collected and recorded in February:
    VL-D 1530 SE Stonebridge.

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c. An email was received yesterday 04/14/2026 regarding a weed complaint for the following addresses: 1000 SE Fairway Dr, 1005 SE Fairway Dr., 1045 SE Fairway Dr. The owners have not yet been contacted.

6. Design Review Committee Report (DRC Representative)
   a. Active Architectural
      I. 1360 SE Stonebridge submitted a roofing replacement request. The color is as close to a match to the original as possible. The solar panels will need to be removed for this roof replacement and will be re-mounted upon completion. -COMPLETE.
      Ii. 755 SE Pinyon (Mayberry)– Windows were verified - build is in progress.
      Iii. 1530 SE Fairway (Furubotten) (was 1550 SE Fairway)- exterior final verified on 04/07/26. CO received, build complete.
   b. New Requests/Active Landscaping
      I. 1035 SE Fairway - Landscape plan and perimeter fence, Active.
      Ii. 1565 SE Stonebridge - landscape plan. Approved and in progress.
      Iii. 580 SE Stonebridge - landscape plan was approved. Grass and plants may be delayed due to TOC drought 2 restrictions. Active.
      Iv. 795 SE Pine - Landscape plan to modify mature landscape. In Progress.
      V. 835 SE Pinyon - approved 09/09/2025 -work is complete except sod and additional rock to be added in Spring. This may still be delayed due to TOC drought 2 restrictions. ACTIVE.
      Vi. 725 SE Pine St - landscaping and fence. Approved and Active.
      Vii. 1215 SE Fairway Dr. - Hot tub install with privacy screen - under DRC review.
   c. New Fencing Request
      I. 1530 SE Fairway Dr - fencing. Approved and Active.

7. Old Business
   a. Resolution of Deer Creek Village Owners Association Regarding Reinstatement of Developer Rights. The document "RESOLUTION AND AMENDMENT OF DEER CREEK VILLAGES OWNERS ASSOCIATION TO AMEND THE PLAT MAP OF DEER CREEK VILLAGES" was distributed. Ms. Brown reviewed the background leading to the resolution, explaining that much legal effort was expended to reflect the interest of the association and that these costs are expected to be recovered from the lot owner requesting the changes per Colorado Common Interest Ownership Act (CCIAO) regulations. Ms. Martin recapped the DCVOA involvement in this matter. Mr. Locke asked how the new owner (Town of Cedaredge) of Outlot A will be billed for DCVOA assessments. Ms. Martin said complete discussion of this will be scheduled for a subsequent meeting. Mr. Locke asked how Mr. Wigger intends to pay DCVOA for the legal costs for the replat; several options to address this question were posed, such as charging interest on the unpaid amount until the first lot is sold, at which time the entire amount would be paid. Another option might be to pay 50% now and 50% on the sale of the first lot by putting a lien onto each lot and satisfying it at the first sale. These were briefly discussed by Mr. Locke and Mr. Streza. Mr. Locke said he would be unable to vote on this resolution until a payment method is agreed upon by all parties, and asked Mr. Streza to bring back a payment proposal from Mr. Wigger. Mr. Farrell concurred with Mr. Locke. Mr. Colby asked about

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indemnification of DCVOA on the replat and Mr. Streza said he respects the indemnification request and expected that to be written by the DCVOA attorney.

b. Resolution and Amendment to amend the "Plat Map of Deer Creek Villages". No resolution reached.
c. Mr. Locke moved to table the resolutions presented (Old Business a and b) until the May meeting, and Mr. Farrell seconded, being approved on three of five votes with Ms. Martin voting no and Mr. Broddrick absent. Ms. Brown asked what DCVOA should do about dues owed by the Town of Cedaredge for Outlot A. Mr. Hart recommended billing the Town for the dues owed.

8. New Business
    a. Temporary Design Review Guidelines (DRG) landscape variance re: TOC Stage II Drought Emergency. Mr. Hart (TOC Mayor) reinforced guidance for TOC residents regarding mandatory watering restrictions. He highlighted that the TOC Park Reservoir Water Equivalency Station is recording the lowest level in 47 years of recordation. Mr. Boswell asked if TOC will issue definitive guidance from TOC on what an owner can or cannot do especially for new landscape plantings. Mr. Hart referred Mr. Boswell to the TOC website for information where answers to most if not all questions about landscape irrigation restrictions can be found. He said drip irrigation for drought tolerant plants will be permitted, with the primary concern being the volume of water required for turf. He said the TOC police and also resident complaints will be the avenue for enforcement of watering regulations. He said the extent of restrictions may vary with supply level throughout the season. Mr. Hart said window washing using a bucket and squeegee, and window screen washing with a sprayer with a valve, is permitted. Ms. Miller asked if a hose sprayer for spraying weeds is allowed and Mr. Hart responded no. Ms. Martin provided guidance that BOD will be apt to accept temporary landscaping variances that might be needed to comply with TOC mandated restrictions.
    b. The letter "MEMORANDUM OF UNDERSTANDING Property Maintenance Agreement Deer Creek Village (SIC) Owners Association (DCVOA) and Mark William Condon" - comprising a proposal from Mr. Condon at 1055 SE Fairway. Ms. Martin read aloud the letter from Mr. Condon regarding landscaping maintenance of a DCVOA parcel adjacent to his property, covering maintenance of landscape. Mr. Hart offered a perspective supporting this proposal, but would be opposed if there were any effort by DCVOA to sell the property, and Mr. Locke said such a proposal was already rejected by DCVOA. A motion to approve the memorandum with specific conditions first striking "but not limited to" in Paragraph three, and adding the second condition "the parcel will maintain the same access as other HOA owned property", and third in paragraph five striking the word "Design Review Committee" and replacing it with "Board" (an attachment with the revised memorandum is provided with the distribution of the minutes) was offered by Mr. Locke and seconded by Mr. Farrell was approved on four of five votes with Mr. Broddrick absent.
    c. A motion to approve the application to join the DRC from Francis Boswell 725 SE Pine Street was offered by Mr. Locke and seconded by Mr. Colby was approved on four of five votes with Mr. Broddrick absent.
9. Open Comments and Discussion from the Floor

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   a. Mr. Mathis, 710 SE Pine Street, said he was in conversation with his insurance company to resolve the issue of his burned house. Ms. Martin said BOD representatives would like to meet with him.

10. Agenda items for the next regular BOD meeting.
    a. Cluster box purchases will be finalized.
    b. Outlot A on WIgger Properties reassessment.
    c. Resolution of subjects covered in Old Business paragraphs a and b (above).
11. Time and Date for Next Regular Meeting May 20 9:00 AM.
12. Adjourn regular meeting at 10:46 AM
    a. Mr. Locke moved to adjourn, and Ms. Martin seconded. Approved on three votes with Mr. Colby abstained and Broddrick absent.

Respectfully Submitted,
John Farrell, Secretary

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