

DEER CREEK VILLAGES OWNERS ASSOCIATION
PO BOX 1142 855 SE Stonebridge Dr.
CEDAREdge, CO 81413

MINUTES
Regular Board of Directors Meeting
April 26, 2023

1. The meeting was called to order at 9:03 A.M. by Sharon Coquillet, Vice President. Board members in attendance were Ms. Coquillet, Marcia Martin, Coy McTernan, and Linda Scott; Tracy Brown, Association Manager. Tate Locke, President, was absent.
2. Others in attendance: Barbara Klein, Matthew Furubotten (Casa Bella), Linda Johnston, and DRC members Tara Fitzgerald, Kristy Adams, and Terri Howe.
3. The minutes of the last regular meeting on March 14, 2023 were reviewed.
 - a. Ms. Scott moved the minutes be approved as presented. Ms. McTernan seconded. The motion passed unanimously.
4. The minutes of the special meeting on March 30, 2023 were reviewed.
 - a. Ms. Scott moved the minutes be approved as presented. Ms. McTernan seconded. The motion passed unanimously.
5. CAM Report
 - a. Notices for this meeting were posted on the door of the HOA building and on the PayHOA website.
 - b. Future BOD meetings for the remainder of 2023 have been scheduled and are on the PayHOA calendar along with a November work session.
 - c. Our last work session did not complete all the business at hand, so another session will be scheduled.
 - d. The Periodic Report was completed for the Colorado Secretary of State on March 15. We are current and have "Good Standing" status.
 - e. The property tax for our RV lot was paid.
 - f. We have received \$1,500 in submittal fees: \$500 each from 800 SE Pinyon (Palumbo), 1045 SE Fairway (Palumbo) and 1470 SE Stonebridge (Cristee-Meade).
 - g. We have received \$200 for a resubmittal fee for 335 SE Limestone for remedy of roof color violation.
 - h. We have received \$100 for a title transfer fee for 545 SE Stonebridge.
 - i. We have paid \$210 for professional services for drafter verification of submitted plans for 800 SE Pinyon, 1045 SE Fairway, and 1470 SE Stonebridge.

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- j. The DCVOA website is currently offline due to lack of payment and an incomplete transfer to DCVOA. Ms. Brown is working to correct this.
- k. Vacant lot weed monitoring will begin in May.
- l. In answer to a question from Ms. Coquilette, Ms. Brown reported that there is currently a waiting list of two owners for the RV lot. Ms. Brown has received calls from several future homeowners asking about availability.
 - i. There are still several vehicles parked in the lot. Ms. Brown was asked about the plan if the vehicles are not removed by May 1. She will identify those owners and will contact them to have them remove their vehicles, to inform them that the HOA is not liable for damage if they do not remove their vehicles, and that the HOA may need to tow vehicles. She will send a certified letter if necessary. The BOD will discuss this at the next work session.
 - ii. Lights and camera have not been installed but will be after flooding danger has passed.
 - iii. Flood insurance has a 30-day waiting period and is not available for vacant land. American Family Insurance is checking to see if the fence is insured through our normal policy or if it can be insured.
6. Ms. Scott presented the financial statement for March.
 - a. We are on track for the year for income and expenses.
 - b. Ms. Martin moved to approve the financial statement as presented. Ms. McTernan seconded. The motion passed unanimously.
7. Design Review Committee Report
 - a. A buffer zone was approved for 680 SE Stonebridge. Ms. Fitzgerald questioned regulations for buffer zones. Ms. McTernan responded that dead debris does not have to be removed, but noxious weeds do have to be controlled.
 - b. A fence request for 800 SE Pine was approved.
 - c. A shed at 305 SE Cobblestone is allowed as the house was built before the most recent guidelines and was grandfathered in; however, the owner purchased a resin shed which is not allowed per our guidelines. The DRC will send the owner a letter stating what materials are allowed for sheds and that a stick-built shed that matches the house would be approved. The owner will be invited to respond to the BOD within 60 days and resubmit a plan. Ms. Martin moved that the BOD disallow the resin shed and encourage the owner to resubmit with approved materials. Ms. Scott seconded. The motion was approved with Ms. McTernan abstaining.
 - d. The DRC is meeting every other week to keep up with demand.

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- e. Pay HOA now has a Status button so owners can see where they are in the approval process. This will help the DRC better track and communicate the progress of each active request.
 - f. Landscaping was approved for 555 SE Pine but not completed due to weather-related delays.
 - g. Measurements are in process or waiting for the builder at 615 SE Spruce, 800 SE Pinyon and 1045 SE Fairway.
 - h. Completed requests:
 - i. 1425 SE Stonebridge for landscaping plan
 - i. The owners at 1005 SE Fairway did not complete everything that was submitted in their landscape plans, and the existing landscaping is not being maintained. Ms. Brown will follow up with Tumbleweed to see if they have been contracted with for maintenance and with the owner to see if there is anything we can do to be helpful. Ms. Coquillette noted that there are one or two others who have not completed plans that were submitted. They should receive letters informing them that they have not completed their projects in the required time and requesting that they either complete the projects or submit new plans. She will check on addresses.
 - j. The DRC will work with and encourage builders to have colors submitted and approved prior to install. This is in the guidelines and needs to be enforced. They will schedule final review of new builds prior to the CO being issued to verify that the completed project is what was approved. There have been issues with colors, stone, etc. that were changed after approval.
 - k. An approved deck project at 1545 SE Stonebridge was cancelled as the owner is moving. The submittal had expired.
 - l. The following owners will be/have been contacted regarding their projects:
 - i. 300 SE Sandstone Ct. Owners should either submit a new plan or resubmit the original plan for a new deadline.
 - ii. 325 Sandstone Ct. Owners started a fence without approval. Ms. Howe sent an email to the owner. DRC will call them and snail mail the email that was sent two weeks ago.
8. Old Business
- a. Resolution of issues regarding the Stonebridge sign is still on a work session agenda and not ready for action at this time.
 - i. Ms. Klein will share information she has with Ms. Brown.
 - b. 700 SE Pine house color

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- i. Mr. Furubotten presented pictures of the proposed blue (Mountain Lake) siding color next to the existing blue siding color at 710 SE Pine in sun and shade.
- ii. The owners of 700 SE Pine selected a second color to use if their original color is not approved; however, it is a dark color and appeared to be more similar in shade to the neighboring 710 SE Pine house. The BOD discussed whether they would prefer two dark houses or two blue houses next to each other.
- iii. The owners of 700 SE Pine also suggested that they could put dark brown (Canyon) siding, which is already used on other parts of the house, on the southern exterior wall directly facing 710 SE Pine to contrast with the blue on that house.
- iv. After lengthy discussion, Ms. Martin moved to approve acceptance of the colors as follows: Mountain Lake in areas shown on plan with the exception of the south side which will be Canyon Brown. All other colors on the plan will remain as presented. The garage doors will be Walnut. Ms. Scott seconded. The motion passed with Ms. Martin, Ms. McTernan and Ms. Scott voted in favor. Ms. Coquilette voted against.
- v. Ms. Brown will notify the owners of 710 SE Pine of the BOD decision.

9. New Business

- a. Ms. Martin presented the revised goals and action plans and reviewed the changes from the work session. Ms. McTernan moved to approve the seven revised goals as presented. Ms. Scott seconded. The motion passed unanimously.
- b. After the April 11, 2023 work session, Ms. Brown, at the direction of the BOD, sent out an emergency declaration to owners who have vehicles parked in the RV lot to remove their vehicles by May 1, 2023. Once flooding danger has passed, owners will have one week after notification to return vehicles to the lot. Fees will remain in place. Ms. Scott moved to declare an emergency suspension of parking restrictions for vehicles normally parked in the RV lot until one week after being notified that flooding danger has passed. Ms. Martin seconded. The motion passed unanimously.
- c. Ms. McTernan moved to approve Tate Locke, in place of Kelly Cowan, and Linda Scott as signers on the DCVOA bank account. Ms. Martin seconded. Ms. Scott recused herself. The motion passed unanimously.
- d. Ms. Brown presented the mowing contract from Tumbleweed. Based on what we had last year, that is \$220 per mowing every two weeks. That will probably

