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

Annual Meeting of Members
December 11, 2024 06:00 PM
MINUTES

1. Call to Order and Welcoming Remarks and Introductions (President)
    a. The meeting was called to order by Mr. Tate Locke, President at 6:01 PM.
    b. Board members present were
        i. Ms. Linda Scott, Mr. John Farrell, Ms. Marcia Martin, Mr. Steven Symmes.
        ii. Design Review Committee (DRC) member Ms. Judy Farrell was present.
        iii. Community Association Manager (CAM) Ms. Tracy Brown was present.
2. The CAM encouraged the audience to sign the register. The owners in attendance were as follows.

Adams, Kristi	Kissner, Kyle	Richards, Ken
Adams, Stan	Kissner, Marlowe	Rogers, Kelly
Blackburn, Dee	Kissner, Vivien	Scott, Lee
Blackburn, Steve	Klein, Barb	Smith, Deb
Colby, Jane	Lenius, Dave	Smith, Tim
Colby, Steve	Lenius, Paula	Spears, Lynn
DeMaio, Erin	Martin, Bill	Stinson, Gary
DeMaio, Mark	Pierce, Stephen	Szanto, Rick
Hart, Greg	Rankin, Barbara	Szanto, Tanya
Hart, Patti	Rankin, John	Williams, Craig
Kissner, Kristen	Richards, Dori	

3. The CAM presented the Proof of Notice of Meeting and Disclosure Sheet.
4. Collection of Ballots and Review of Proxies to Determine a Quorum (CAM). WIth 56 required for quorum, 58 ballots were counted and quorum was attained.
5. Agenda Items Additions/Changes
    a. None.
6. Approve Minutes of December 11, 2023 Annual Meeting of Members
    a. Mr. Farrell moved to approve the minutes as written, and Mr. Symmes seconded. The motion was unanimously approved.
7. Financial Review: Year-To-Date as of November 30, 2024 (Treasurer)
    a. The statement “JANUARY thru NOVEMBER 2024” was distributed by Ms. Scott. It was characterized by Mr. Locke as “tracking pretty close to income with $3000 received above budget and expenses slightly over by $2000, [so] basically breaking even”.
    b. The statement “NOVEMBER 2024” was distributed by Ms. Scott.
    c. The statement “DCVOA RESERVE SUMMARY as of 11-01-24” was distributed by Ms. Scott.
    d. The statement “DCVOA (Actuals vs. Plan)” was distributed by Ms. Scott.
8. President’s Report
    a. Mr. Locke summarized the 2024 financial status and showed explanatory pie charts. The final financials were distributed under the title “DCVOA HOA Operating Budget (et al)” furnished to the owners in the meeting announcement.

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b. Ms. Brown saved $4000 in costs through in-house use of PayHoa software, QuickBooks, and conducting other bookkeeping/accounting tasks that formerly were outsourced.
c. Mr. Locke articulated how Storage Lot costs are now borne by the lot users, "carrying its own weight".
d. Mr. Locke explained the two categories of reserves are now in effect (i.e. for 2024), including one for the Storage Lot and one for the rest of the enterprise. Mr. Locke asked that interested parties review the report "DCVOA RESERVE SUMMARY as of 11-01-2024" distributed by Ms. Scott for precise details. Mr. Locke provided representative examples of how reserve funds are currently used. Mr. Locke explained that DCVOA owns relatively few physical assets and the reserves are drawn accordingly.
e. Mr. Locke explained DCVOA manages 255 lots that affect the bulk of the financials.
f. Mr. Locke said we have not sought legal review of any actions that are yet to appear as a result of the Wigger properties development activities.
g. Ms. Brown explained that the transfer fees are now helping replenish the reserves. Mr. Locke reviewed several funding sources supplying the reserve accounts.
h. Ms. Brown distinguished the fee policy for transfer of title actions vs. real estate sales.
i. Ms. Brown noted that six sold properties and six Certificate of Occupancies are not the same sales, but simply a coincidence in the count.
j. Mr. Locke pointed out that dog waste stations were added "for the betterment of the community". Waste is to be removed by Bruin Waste weekly, and new bags stocked monthly.
k. Mr. Locke said 60 responses to the community survey were received and helped advise the BOD decisions regarding the 2025 budget.
l. Mr. Locke said the community planning goals were tackled in 2024 as intended.
m. Mr. Locke said the community website was improved.
n. Mr. Locke noted that Mr. Symmes was elected to replace a BOD member who resigned earlier this year.
o. Mr. Locke will step down as President for 2025, but remain on the BOD.
p. Mr. Greg Hart, Mayor, Town of Cedaredge (TOC) informed the audience that the northern portion of SE Stonebridge Dr. and the SE Deer Trail Ave. will be affected by bridge construction that will start with demolition in the fall of 2025, and access to the Storage Lot will require use of SE Stonebridge Dr. The contractor will assure continued access to the Storage Lot. The new bridge will have two lane capacity, and include a pedestrian sidewalk. The river channel will also be widened. Mr. Hart explained that the Storage Lot will not be used in any capacity for construction staging. Mr. Hart explained that road improvements from the west end of the bridge to Highway 65 will be conducted. Mr. Hart explained that improvements eastbound reaching SE Pinyon Street are also planned.
q. Ms. Doris Richards said drainage ditches are full of goat head weeds near the retention pond, but Mr. Locke said the property is not part of DCVOA but Mr. Locke's business and perhaps TOC own the property and weeds will be addressed by those parties.

9. 2025 Adopted Budget Discussion and Ratification

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a. The documents "DCVOA HOA Operating Budget" and "DCVOA Storage Lot Operating Budget" and "HOA Reserve Funds Balance Sept 30, 2024" were furnished to the owners in the meeting announcement and also distributed by Mr. Locke.
b. Mr. Symmes pointed out that the budget from 2024 was refactored for 2025 to better segregate the Storage Lot items.
c. Ms. Klein stated that some townhome owners are facing $65/month increases from the Townhome HOA that are becoming difficult, so limiting increases in DCVOA expenses is welcomed.
d. The report "DCVOA 2025 Budget" was distributed. By a show of "yes" hands, the budget was approved with one "no" hand and three proxies in objection. The budget was therefore ratified.

10. Election of Board Members
    a. Applause to Ms. Scott for her service to the BOD as she will resign. Thanks was offered to Ms. Scott by Ms. Brown.
    b. Mr. Colby was congratulated for offering to join the BOD, and welcomed by Mr. Locke.
11. Other Business
    a. None.
12. Open Comments and Discussion from the Floor
    a. Mr. Pierce asked residents to attend each first and third Thursday of the month at 6:00 PM the TOC Board of Trustees meeting, noting that those with critical opinions are indeed welcome.
    b. Ms. Klein pointed out that maintenance of townhomes, water bills, and insurance costs for townhomes are borne by the Townhome Association, not DCVOA. She also pointed out the hierarchy of covenants of the Townhome Association relative to DCVOA are honored.
13. Next Annual Meeting of Members
    a. December, 2025.
14. Next Regular Board Meeting: December 18, 2024, 9:00 AM.
    a. Mr. Locke thanked the BOD for their contributions during 2024.
15. Adjourn at 7:13 PM
    a. Ms. Martin moved to adjourn, and Ms. Scott seconded. BOD unanimously approved.

Respectfully Submitted,
John Farrell, Secretary

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