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

## MINUTES Regular Board of Directors Meeting August 23, 2023

- The meeting was called to order at 9:00 AM by Tate Locke, President. Board members in attendance were Sharon Coquillette, Marcia Martin, Coy McTernan, and Linda Scott. Tracy Brown, Association Manager was in attendance.
- 2. Others in attendance: Nick Streza, Stan Adams, Linda Johnstun, John and Judy Farrell, Barb Klein, David Gill, Bill Morris (Serenity Homes), Bill Martin.
- 3. Ms. Martin presented the minutes from the July 19, 2023 Board of Directors meeting.
  - a. Ms. Brown offered an edit to paragraph 5.f. as final billing from DMEA and the Town of Cedaredge for electricity and water for the Stonebridge sign have not yet been received.
  - Ms. Coquillette moved to approve the minutes as corrected. Ms. Scott seconded. The motion passed with Ms. McTernan abstaining as she was absent from that meeting.
- 4. Ms. Scott presented and reviewed the financial statement for July.
  - a. Bank of Colorado is offering a six-month CD at 5% interest, so Ms. Scott converted one CD that was up for renewal to a new CD at that higher rate (new account number 3161). Since there is no immediate need for the funds, she was also able to roll over our other CD (account number 3470) for one year at a new, higher interest rate of 4.5%.
  - b. Our income to date is at 68% of what we budgeted. We are over budget on expenses primarily due to cost of repairs to the RV storage lot. This amount can come out of reserves. \$3,000 originally budgeted for cluster box replacement will come out of next year's budget. Income figures are dependent on when owners elect to pay dues. Ms. Brown clarified that many owners have elected to pay annually in January rather than quarterly. This effects year-to-year income comparisons in the budget. Assessment income projections for October should be similar to July.
  - c. Next year's budget will be reviewed at a work session in September.
  - d. Ms. Martin moved to approve financial statements for July. Ms. Coquillette seconded. The motion passed unanimously.
- 5. Additions to the Agenda:

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- a. Setback variance request for 1035 SE Fairway.
- b. Color approval for 750 SE Pine.
- 6. CAM Report: Tracy Brown
- 7. DRC Report
  - a. DRC members did not attend the meeting. No written report was filed.
- 8. Old Business
  - a. Mr. Gill questioned the status of his request to the DRC for approval of a fence on his corner lot at 875 SE Pinyon. Ms. Scott has a neighbor with a corner lot and similar questions about special guidelines for corner lots. Ms. Brown offered to meet with Mr. Gill after the meeting to check the status of his request in PayHOA or check it herself and contact Mr. Gill.
  - b. Approve changes to Design Review Guidelines: This will be considered in a joint meeting with the DRC and final approval scheduled for a future meeting.
  - c. Mr. Morris also spoke regarding a variance request to the setback requirements for the garage at 1035 SE Fairway.
    - i. Mr. Gill noted that previous setback variances have been rejected due to impact on neighbors. Reasons for approving this variance need to be clearly stated. Mr. Locke noted that approving any variance does not set a precedent. Ms. McTernan cautioned against holding this Board to actions of previous Boards. Board members and owners discussed the merits of the variance process and this particular variance. This request does not impact neighbors. It has architectural interest and will be an asset to the neighborhood. Mr. Morris assured the Board that the garage size would not compromise the size of the driveway.
    - ii. Mr. Locke clarified that setback measurements are taken from the pin, not the curb which is farther out. Therefore, the actual distance to the curb is greater than the 25 feet requested in the variance.
    - Ms. Farrell questioned why homes are not routinely being built to accommodate full-size trucks which many people own. Ms. Brown referred to existing guidelines which require 600 sq. ft. minimum garage size along with adequate storage. Ms. Coquillette suggested a future adjustment to the Design Guidelines to require larger garages. Ms. McTernan commented that requesting a variance for specific circumstances is less impactful than requiring builders to plan for larger garage sizes that may not be needed or wanted. That could result in additional variance requests for smaller garages.

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- iv. Mr. Locke noted that the Board has already approved a variance request for this property.
- v.Ms. Martin moved to approve the variance request for 1035 SE Fairway to allow a change in the lot line setback requirement from 30 feet to 25 feet to allow extra room for a deeper garage. Ms. Coquillette seconded. Mr. Locke clarified that this variance request is based on the conceptual drawings submitted by the builder. If the final plans were to change substantially, the variance would have to be reconsidered. The motion passed with Ms. McTernan abstaining.
- d. Mr. Morris spoke regarding approval of resubmitted colors for 750 SE Pine.
  - i. Mr. Morris submitted color samples in response to the Board's request for 50% darker colors than originally submitted (see July 19, 2023 minutes).
  - ii. Mr. Locke requested that future color samples be submitted on a single sample board that can be filed for documentation. Mr. Gill noted that another reason for a color board is so neighbors may see the colors in advance. Ms. Brown noted that the color board is for the DRC. Mr. Morris will submit a color sample board for this project. Ms. Scott and Ms. McTernan encouraged more owner participation to help the Board make good decisions.
  - iii. Mr. Gill asked about colors of neighboring houses. Board members noted that the builder has complied with the Board's request to darken the colors.
  - iv. Ms. Coquillette moved to approve the revised colors as presented. Ms. Scott seconded. The motion passed unanimously.
- 9. New Business: Lot use change for the Wigger Townhome lots
  - a. Mr. Streza represents Mr. and Mrs. Wigger and has power of attorney for this matter.
  - b. Ms. Martin recused herself from the discussion as an adjacent property owner.
  - c. Mr. Streza distributed conceptual overlay drawings showing proposed five single-family lots at the property on the southwest corner of SE Independence and SE Stonebridge. Lots shown are approximately 1/3 acre each and can accommodate dwelling sizes of 1800 sq. ft. at a minimum within required setbacks. Lots would be deeded into the DCVOA. This reduces the density and fits into the R-1 zoning already in place. The request could be changed to four lots.

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- d. Mr. Streza, along with Mr. and Mrs. Wigger, presented the proposal to the Townhome Association at their last meeting. No one raised objections except for one proposal that the Wiggers donate the land to the Town of Cedaredge for a park.
- e. Mr. Streza would like DCVOA minutes to reflect that the Master Association supports this concept before commissioning final drawings and presenting the proposal to the Townhome Association for a vote.
- f. Questions arose regarding the role of the Master Association in approving such a change. Mr. Locke suggested requesting a legal opinion from our attorney, at the Wiggers' expense, to include the appropriate process for making the proposed change. The Wiggers could also request their own legal opinion. Mr. Streza authorized up to \$500, paid by the Wiggers, to be spent on attorney's fees to research this.
- g. Mr. Streza will compile an email for Ms. Brown to send to the DCVOA attorney.
- h. Mr. Martin, adjacent property owner, commented in favor of the proposal based on the character of the neighborhood, existing zoning, and reducing traffic at a congested intersection. Previous impediments to sale of the property are related to linkage to the Townhomes and pending assessments.
- i. Mr. Gill also spoke in favor of the proposal. He also mentioned a number of other lots in the neighborhood that are too small for 1800 sq. ft. homes to be built within required setbacks. He proposed investigating changing guidelines to allow smaller homes to be built on those lots. Mr. Locke mentioned the existing variance process. Mr. Gill and Mr. Martin spoke to changing guidelines in advance rather than issuing variances.
- j. Ms. McTernan questioned the status of the parking area on that corner. Mr. Streza said that would probably go the Town.
- k. Mr. Martin suggested deeding the small parcel between the Alfalfa Ditch and the parking area to the Town. Water and sewer are already in place, so the Town could install rest rooms and picnic tables for trail users.
- 10. Open Comments and Discussion from the Floor
  - a. Ms. Klein and Ms. Brown will meet to go over maps she has researched which will help builders.
  - b. Ms. Klein commented on landscaping that may block drivers' views and create a safety issue. Ms. Coquillette recommended that the DRC keep this in mind when they review landscape plans. She does not recall anything formally adopted. Ms. McTernan recommended that Ms. Klein review minutes from the Townhome

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Association to see if any formal recommendations were made. Ms. Brown will check with the DRC when they meet next.

#### 11. Agenda Items for Next Regular Meeting

- a. None were presented, however, Mr. Locke requested including the cost for the RV lot on the agenda for the budget work session in September.
- 12. The next regular meeting will be at 9:00 am on Wednesday, September 20, 2023.
- 13. Ms. Coquillette moved to adjourn the meeting at 10:34 am. Ms. McTernan seconded. The motion passes unanimously.

Respectfully submitted,

Marcia Martin