DEER CREEK VILLAGES OWNERS ASSOCIATION, INC. (DCVOA)

Mailing: PO Box 1142 - Meeting location: 855 SE Stonebridge Dr.
Cedaredge, CO 81413

Minutes
Regular Board of Directors Meeting
9:00 AM - June 17, 2026

1. Call to Order: President Marcia Martin called the meeting to order at 9:02 a.m.
2. Board introductions were made. Board members in attendance were President Marcia Martin, Vice President Tate Locke, Treasurer Steve Colby, Director James Broddrick. Absent: Secretary John Farrell. Design Review Committee (DRC) members present: Jean Waltman and Fran Boswell, Absent DRC member: Guida Anderson. Manager Tracy Brown of Your Admin Services, LLC was present and acted as Secretary in the absence of John Farrell.
   Owners sign-in sheet:
   Larry Brown - 550 SE Pine St.
   Cordell Chapman - 1170 SE Fairway Dr.
   Sharon Coquillette - 1020 SE Fairway Dr.
   Doug Flemmer - 755 SE Pine St.
   Barb Klein - 460 SE Old Goat Trail
   L. Mathis - 710 SE Pine St.
   T. Mathis - 710 SE Pine St.
   Steve Pierce - 1525 SE Stonebridge Dr.
3. Agenda items additions/changes: None
4. Approve minutes of May 20, 2026 meeting: **Mr. Broddrick moved to approve the minutes from May 20, 2026, Mr. Locke seconded. Motion passed on three (3) votes. Mr. Colby abstained as he was absent for the May meeting, and Mr. Farrell was absent for the vote.**
5. Financial Statement approval of May 2026 (Treasurer): Mr. Colby distributed The Budget v Actuals for Operating, Storage Lot, and Combined reports to the board and presented a financial summary for May stating income and expenditures, outside of legal costs some of which are expected to be recovered, appear to be on track with no unusual purchases or activity taking place. **Mr. Locke moved to approve the financial statements for May 2026, Mr. Broddrick seconded, motion passed with four (4) votes. Mr. Farrell was absent for the vote.**
6. CAM Report (Manager)
   a. There was one property transfer recorded for May 2026. 1215 SE Fairway Dr.
   b. Eleven of the 15 vacant lot violations were cured within the 30 day timeframe. One property's violation (720 SE Stonebridge) needs to be resent by Certified Mail.
7. Design Review Committee Report (DRC Representative)
   a. Active Architectural
      i. 755 SE Pinyon (Mayberry)– Windows were verified - build is in progress.
      ii. 1535 SE Stonebridge submitted a request to replace shingles on the roof and repaint the exterior. In Progress
   b. New Requests/Active Landscaping:
      i. 1035 SE Fairway - Landscape plan and perimeter fence, in progress
      ii. 1565 SE Stonebridge - landscape plan. Approved and in progress

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iii. 580 SE Stonebridge - landscape plan was approved. Grass and plants may be delayed due to TOC drought 2 restrictions. -Not complete - DROUGHT VARIANCE IN PLACE - STILL NEEDS GRASS.
iv. 795 SE Pine - Landscape plan to modify mature landscape. Approved and 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. Not complete - DROUGHT VARIANCE IN PLACE - STILL NEEDS GRASS.
vi. 725 SE Pine St - landscaping and fence. In progress.
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
d. New Request/Accessory Structure
   i. 775 SE Pine - Concrete gas fire pit, back patio - under DRC review

8. Old Business
   a. BOD review of Attorney fees for Wigger properties: The board reviewed the attorney invoices paid by DCVOA and tracked specifically for the Wigger Lot consolidation. Beginning in March 2025 through final billing in April 2026 the total attorney costs incurred is $9420.00; management costs billed directly from April 2025 through July 2025 are$883.75, for a total of $10,303.75. Notes from a previous board meeting in April of 2025 discussed a $770 discount for WLPP invoice # 710236 as a measure of good faith in the time it took for initial review and discussion. This board reviewed the remaining invoices for any further relevant discounts. **Mr. Broddrick made a motion for DCVOA to absorb the $770 incurred expenses and to invoice Mr. Wigger for the remaining attorney invoices specific to the Wigger Lot consolidation, including the management invoice of $883.75. Mr. Colby seconded the motion. The motion passed on three (3) votes. Mr. Locke abstained and Mr. Farrell was absent for the vote.**
   b. BOD special meeting is scheduled and confirmed with Mr. Nick Streza on June 25, 2026, 10:30 am regarding the Wigger Properties.
   c. Policy 5 update was adopted on May 22, 2026 through an email vote of the Board of Directors. The update was provided by WLPP Law for 2026. The email thread will be included with June's approved minutes in the office binder.

9. New Business
   a. DRG verbiage update to make consistent with current Policy 5: **Mr. Locke made a motion to approve the updated verbiage for the DRG section 4.10 to bring it into compliance with Policy 5, Mr. Broddrick seconded the motion, motion passed with four (4) votes, Mr. Farrell was absent for the vote.**
   b. Discussion of fire pit verbiage in DRG: DRC member Fran Boswell discussed the DRG language for firepits. It very limitedly defines what is approved. It does not clarify fuel used, size, location, or other parameters, including any provisions for the portable type of firepits. Do non-built-in firepits need DRC approval? Considering any potential for fire, should a wood burning type be prohibited? Is a BBQ or wood smoker considered a "firepit"? Do they also require DRC approval? Owners have asked the DRC these questions and the DRC would like additional owner input and Board guidance. Mr. Locke

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stated that gas fueled firepits are currently allowed and wood could potentially be accepted depending on location. Ms. Brown shared an owner's recent concern with the smoke from a wood burning firepit blowing into their windows from the neighboring lot. Audience discussion included Ms. Coquillette stating that they have a portable firepit rather than a built-in, which can be used as either gas or wood. Mr. Pierce stated that any propane or natural gas fire pit must be piped by a plumber following the plumbing code and permitted for install. Mr. Broddrick asked if chimineas, smokers and pellet BBQ Stoves would be included in the discussion and suggested this may be very difficult to regulate. Ms. Brown suggested that the DRG offer two separate areas for regulated verbiage, one for built-in fire-pits and one for portable/temporary firepits. This conversation will continue and the DRC would like feedback from the wider community.

c. Discussion of fence location verbiage in DRG: DRC member Fran Boswell and Jean Waltman requested board clarification for neighboring fences that may or may not connect together. Mr. Broddrick stated that fences that connect must have an agreement with the neighboring fence owner. Ms. Brown asked if connecting fences is appropriate if one of the fences is inside the lot line. Mr. Locke explained how they designed the space between their lot line and the neighboring fence to match the space of the fence rails and did not actually attach to the neighboring fence, and acknowledged that if the neighbor ever removed their portion of the fence, he would then need to add fencing. Mr. Chapman asked if owners can come to a legal agreement for tying in fences regardless of location of lot lines. Ms. Martin asked the DRC to come up with verbiage for fence lines and present it to the board at a later date. RE: Vacant lot and fencing: Ms. Brown has had owners ask about potentially fencing adjacent lots owned by one owner, some of which are back to back rather than side to side which means the back lot is located on a different street. Mr. Locke said it must come for review by the DRC and BOD and utility easements need to be considered. Ms. Martin asked about gazebos, firepits, etc can they be built on the fenced vacant lot (extension of the backyard), Ms. Coquillette said previous boards allowed vacated lot lines to fence the entire (new) lot but vacating the line was required. Ms. Brown asked to determine in a separate conversation how that affects the invoicing of the lots, as some lots are listed as one with Delta County GIS and as two in DCVOA's PayHOA system. This discussion will continue as the DRC provides suggested language for the DRG.

d. Discussion: Updating Master Declaration: Ms. Martin asked, "Should the Declarations be updated to bring them up to date with current law, and change verbiage of declarant to allow more board purview in areas where it was lost to the declarant?" She stated that Stonebridge Townhomes had budgeted $10K in attorney fees to update their Declaration. Mr. Locke stated that laws change often and updating the Declaration for that purpose is chasing laws. Ms. Brown suggested that this would not make sense if the HOA was built out, but it still has over 80 vacant lots, would updating the declaration make a difference in governing the final build out? Ms. Martin mentioned it would take a 67% vote to approve the changes and updates so if it is at all in the plans, she would like to consider all potential verbiage changes. It was determined that Ms. Brown will ask WLPP for an estimate to update the Declaration and if they see it as a benefit to DCVOA to do so.

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e. Violation Procedures updates/actions from work session: Ms. Martin read the Standard Operating Procedure that the board determined at their June 3rd work session. This procedure helps define how the "complaint" system works, and is now included as language in the DRG 4.10 verbiage update. The basic procedure is: A formal written complaint is received on a DCVOA complaint form. The form must be filled out in full including citing the violation. While anonymous complaints are not accepted, an owner's personal information may be redacted and kept anonymous when used to file the complaint. All complaints are routed through management who then forwards them to the board for review. The board then determines: Is the complaint within DCVOA purview? Is the complaint's citation valid? Determine action for management, if any. If action moves to violation, provide citation and cure to be included. If a complaint is not considered valid or within DCVOA purview, the board will direct management to relate this back to the person who filed the complaint. This information will be published in the 3rd Quarter DCVOA Newsletter, along with the survey results.

f. BOD decision re: 805 & 775 SE Pine, 730 & 740 SE Pinyon, 720 SE Stonebridge Vacant Lot Maintenance Violations not cured from 5/17/26. Lot 720 Stonebridge will be sent by Certified Letter as the original violation letter may not have been received - there is no phone number or email on file for this owner. **The board directed management to send the four (4) other lots a second violation letter with a fine unless a drive-by today shows compliance.**

g. BOD decision re: Improved Lot - 710 SE Pine complaints: **Discussion amongst the board determined that the complaints received regarding 710 SE Pine were within DCVOA purview, were valid per citation, and directed management to issue two violations:** The first for maintenance of weeds and landscape, the second for maintenance of the dwelling. The cure for violation 1 is to maintain the landscaped lot by mowing and weeding (specific language is written in the violation letter), and the cure for violation 2 is to submit building plans to the DRC and BOD for rebuilding. If the plans for the rebuild are the same as the original plans submitted, the $600 submittal fee will be waived. The submitted plans must also include a description of any portion of the current dwelling that will be used in the rebuild. The second portion of this cure is to demolish the dwelling to the point of rebuild as approved by the DRC and BOD. The third portion is to secure the demolition site with 6' chain link fencing during the demolition. Exact verbiage is written in the violation provided by the board to management. Per Policy 5, the cure is 30-days.

The owners of 710 SE Pine were present for the meeting and the board asked if they had any questions. They expressed their disappointment and anger at the violation and the complaints, and also their frustration and exhaustion of dealing with their insurance company.

10. Open Comments and Discussion from the Floor:

a. Ms. Coquillette shared historical information about prairie dog abatement stating the Town, DCVOA, and the school district previously coordinated to control them, and it appears it is time to do so again. Mr. Broddrick stated he will discuss the matter with the Town and bring information back to the board. Mr. Locke said the HOA may want to discuss investing money to help with the mitigation.

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b. Ms. Coquillette asked that the board address owners regarding dead tree abatement. Dead trees are a fire danger, and at risk to blow over, potentially harming a home, human, or animal. Ms. Brown said she had been in conversation with some landscapers to see if they would provide a discount for owners who wanted dead tree removal.
c. Mr. Mathis stated that the board should treat people equally, and the words in the guidelines that say "may" rather than "must or shall" creates opportunity for bias in violations. Vacant lots within the HOA should have all vegetation removed and not be able to leave rabbit or sage brush. He wants the non-HOA sections of the neighborhood to also be maintained, such as the two retention ponds and the building owned by Back Nine Equity. He stated that the DCVOA website is missing historical minutes. Ms. Martin explained that they were found and uploaded last month. He claimed that Policy 4 does not exclude the owners from recording meetings. Mr. and Ms. Mathis exited the meeting at 11:35.

11. Agenda Items for Next Regular Meeting
    a. WLPP estimate for CC&R update
    b. Dead tree plan by Board
    c. Prairie dog mitigation update
12. Time and Date for Next Regular Meeting: July 15, 2026 9:00 a.m.
13. Adjourn meeting: **Mr. Broddrick made a motion to end the meeting, Mr. Colby seconded, motion passed on 4 votes, Mr. Farrell was absent for the vote.** Meeting adjourned at 11:45 a.m.

Respectfully Submitted,

Tracy Brown
Your Admin Services, LLC as
DCVOA Manager

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