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

MINUTES Regular Board of Directors Meeting July 19, 2023

- 1. The meeting was called to order at 9:02 AM by Tate Locke, President. Board members in attendance were Sharon Coquillette, Marcia Martin, and Linda Scott. Coy McTernan was absent. Tracy Brown, Association Manager was in attendance.
- 2. Others in attendance: Stan Adams, Bill Morris (Serenity Homes), Linda Johnstun, Barb Klein, Mary Grosshans, John and Judy Farrell.
- 3. Ms. Martin presented the minutes from the June 21, 2023 Board of Directors meeting.
 - a. Ms. Coquillette moved to approve the minutes as presented. Ms. Scott seconded. The motion passed unanimously.
- 4. Ms. Scott presented and reviewed the financial statement for June.
 - a. Accounting expenses have dropped as Ms. Brown has been able to automate some payments.
 - b. We are \$2631 and change over budget for the month of June.
 - c. One of our CDs with Bank of Colorado matures on July 22, 2023. Better rates may be available. Ms. Coquillette suggested renewing this CD for a shorter term while looking into better rates. Ms. Scott will renew this CD with a six-month maturity.
 - d. Mr. Locke noted that, year-to-date, our income is up 11% and our expenses are down 17%.
 - e. Ms. Martin moved to approve the financial statement for June as presented. Ms. Coquillette seconded. The motion passed unanimously.
- 5. CAM Report: Tracy Brown
 - a. There were two property transfers entered into PayHOA in June: 470 SE Old Goat Trail, and 1410 SE Fairway Dr.
 - b. There were two builder submittals for June: 1410 SE Stonebridge (Furubotten/Casa Bella) and 750 SE Pine (Serenity Homes).
 - c. There were two Professional Services invoices for June for the same addresses as above: 1410 SE Stonebridge and 750 SE Pine.
 - d. On Sunday, July 3, 2023, the owner of the vacant lot at 320 SE Limestone Ct., called with a complaint that a backhoe being used to repair the drains on the neighboring lot of 325 Sandstone was parked on his lot without permission and

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with no one around. A short time later Ms. Brown met with the homeowner (325 SE Sandstone) and the vacant lot owner, who also had a Cedaredge Police officer with him. After some conversation, the vacant lot owner agreed that the changes the owner of 325 SE Sandstone made to the drains met the requirements stated by the HOA and no longer drained onto or too near 320 SE Limestone. They worked out the issue with the backhoe and access to complete the work, exchanged phone numbers, and the meeting ended.

- e. The RV storage lot has been reopened for use, and the HOA parking rules are back in place as of Monday, July 17. As of yesterday, there are still several spots empty, so either owners are traveling or have not returned to the lot and will soon. There is potentially one spot available for a larger vehicle and there is already a waitlist to fill it. There may be an additional spot for a small trailer, and someone is on the waitlist for that as well.
- f. DMEA's billing for electric service at the Stonebridge sign was received, and the electricity has been turned off. The Town of Cedaredge water bill was also received. Ms. Brown is awaiting final billing from both.
- g. Policy #9 was presented for the secretary's signature.
- h. Amended contract with YAS for administrative services was presented for the president's signature.
- i. Ms. Brown will be traveling out of the country from July 31 Aug 16, 2023. The BOD will be covering the phones and email, and the DRC will gather building plans etc. These duties will be solidified with everyone in the coming week and a message will go out on PayHOA so that homeowners are aware of this.
- 6. DRC report: Tara Fitzgerald and Terri Howe
 - a. Landscaping
 - i. 600 SE Stonebridge Dr., Extension request. Approved. Terri emailed approval letter 07.12.23
 - ii. 325 SE Sandstone Ct., Drain completion. Tracy verified completion on all pipes. Board approved as well.
 - iii. 335 SE Flagstone Ct., New landscape. Approved landscape and fence, clarified in letter to ensure gates are wrought iron look. Terri emailed approval letter 07.12.23
 - iv. 610 SE Pinyon St., New landscape. Approved. Firepit and pergola to be approved when ready to install. Terri to emailed to let them know.
 - v. 300 SE Sandstone Ct., still no revised plans. Terri spoke with them to gain clarification. Owners had delayed landscaping hoping to purchase the

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adjoining lot for an addition. This will no longer happen. DRC and the board approved a three-month extension. Terri to email homeowners.

b. Variances

 1035 SE Fairway Dr., Setback (5' encroachment into a 30' setback, two fronts on this one, and Driveway approved to come out on Pine). See New Business.

c. Fencing

- i. 1045 SE Fairway Dr., New fence. Approved Terri emailed decision letter to homeowners 07.12.23
- ii. 610 SE Pinyon St., New fence Demo approved. Combined this with the landscaping request and emailed one letter with the decision.

d. General

- i. 1410 SE Fairway Dr., Solar. Approved Terri emailed decision letter via email to homeowners
- ii. 335 SE Limestone Ct., Refer to board for privacy screen. Privacy screen approved, needs to be cohesive with home trim, and be constructed of stone, wood, stucco, or steel. Approved for color and wood shown in the picture accompanying the request. If different, then need to bring in a sample for approval. Tara and Terri approved berm. Letter was sent. Privacy screening is allowed with conditions. Ms. Fitzgerald presented a description and site plan. See New Business.

e. Completed Requests

- i. 1555 SE Stonebridge Dr., Sod. Completed.
- f. Pending and Expired Projects
 - i. 615 SE Spruce Way., Windows were measured 06.27.23.
 - ii. 550 SE Pine St., Completed walk around 6.26.23
 - iii. 1005 SE Fairway Dr., Still waiting on Tumbleweed to do the work.

7. Old Business

- a. The amended contract with YAS which was approved in the June 21, 2023 executive session is available for review at the DCVOA office.
- b. 750 SE Pine St.: Serenity homes was asked to submit samples of the black metal roof and a garage door color sample and to investigate a slightly darker gray for the stucco.
 - i. The BOD discussed possible changes to clarify paragraph 3.1 of the Design Review Guidelines referring to elements including colors that, "... shall not be used on nearby lots, to include within five (5) lot lines of

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another residence on either side of the same street or within eyesight in any direction not to exceed the above mentioned five (5) lot limit."

ii. Ms. Coquillette moved to approve the revised plans subject to a final approval on color. Ms. Martin seconded. The motion passed unanimously.

8. New Business

- a. 1035 SE Fairway Dr. variance request to allow a side-load garage facing SE Pine St. and to allow a change in the lot line setback requirement from 30' to 25'.
 - Ms. Martin moved to approve a variance to allow a garage exiting on SE Pine rather than on SE Fairway. Ms. Coquillette seconded. The motion passed unanimously.
 - ii. The BOD discussed the request for a variance in the lot line setback from 30' to 25'. The owners want the extra room for a deeper garage. The driveway will be large enough to accommodate a full-size vehicle. Decreasing the setback on the opposite could affect the neighbor. Theoretical plans were presented. Questions centered around the visual impact of the side of the house visible from SE Pine. The variance would not affect access to the mail boxes or traffic on SE Pine. The BOD requested a more detailed drawing from the builder. If needed, the variance could be acted on during a special meeting at the builder's request and expense.
- b. 335 SE Limestone Ct. variance request for privacy fence and berm extension:
 - i. Ms. Coquillette moved to approve a wooden slat privacy screen around part of the patio as a screen to the school, Ms. Scott seconded. The motion passed unanimously.
 - ii. Berm extension request was referred back to the DRC.
- 9. Open comments and discussion from the floor
 - a. Mr. Farrell questioned the change in policy from the previous manager patrolling the neighborhood for violations to an owner complaint-driven system. Mr. Locke explained that owners may file written complaints or approach a Board member to file complaints on their behalf. The BOD wanted to reduce expenses and owners' feelings that they were being targeted with many minor violations.
 - b. Ms. Johnstun questioned weed violations on two vacant lots at 775 and 805 SE Pine. Ms. Brown clarified she patrols vacant lots monthly. If vacant lot owners have a mower on file in PayHOA and mowing is scheduled, she will not send a violation letter. Owners may notify her of vacant lots that need mowing. Some areas may be in a maintenance free buffer zone. Ms. Brown has been unable to

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contact the owners of 805 SE Pine, and there is a tax lien on the property. They are in arears for dues. Ms. Johnstun will speak with Ms. Brown after the meeting regarding this. Mr. Locke suggested that we need to contract for mowing on 805 SE Pine and charge a significant administration fee. He recommended contacting the HOA attorney for advice. If there is fire danger, the HOA may be liable if we fail to act. Ms. Brown will follow up.

- 10. Agenda items for next regular meeting:
 - a. Review and change DR Guidelines per previous discussion.
- 11. Ms. Martin moved to adjourn the meeting. Ms. Coquillette seconded. The motion passed unanimously and the meeting was adjourned at 10:29 AM.

Respectfully submitted, Marcia Martin