

# **DAMMERON VALLEY LANDOWNERS ASSOCIATION, INC.**

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## **Minutes of the Monthly DVLA Board Meeting**

**January 26, 2016**

DVLA President, Bob Allan called the meeting to order at 7:00 PM. Joel Burnham, AB Johnson, Joyce Gaufin and Lou Echols were also in attendance. Joel Burnham led the pledge to the flag.

There was a motion from the floor to abide by Roberts Rules of Order and accept this motion to change the order of the Agenda Items and move Public Comments on New Business *after* New Business was discussed and not before. The Board President spent some time explaining why public comments were asked for prior to the Board making any decisions on New Business in order to be more informed by public opinions. There was back and forth until an understanding had been reached and the motion was then withdrawn.

### **ACTION ITEM**

Joel Burnham *made a motion* to approve the agenda which was *seconded* by AB Johnson and unanimously approved. AB Johnson *made a motion* to approve the minutes from the November meeting which was *seconded* by Joel Burnham and unanimously *passed*.

### **REPORTS**

#### **Fire Department Report- Kevin Dye**

Chief Dye reported that a fire break had been recently cut and cleared of trees behind Pinion Hills. There are still piles of cut trees to be burned, but due to the wet weather had to wait until the wood could dry out.

#### **Financial Report – Joyce Gaufin/Lynda Charlton**

Joyce Gaufin *made a motion* to approve a list of checks totaling \$9967.09. The *motion* was then *seconded* by Joel Burnham and *passed*.

#### **Architectural Report – AB Johnson**

AB Johnson reported that no new plans had been approved, but there had been calls regarding a new home and a garage.

#### **Social/Insurance and Public Properties Report – Lou Echols**

Lou Echols commented that the Spring Fling and Easter Egg Hunt was coming soon and called for any volunteers to help with the planning of this event.

### **PUBLIC COMMENTS ON NEW BUSINESS**

Again there was a motion on the floor regarding Roberts Rules. Joyce Gaufin read the House Rules that had been approved in August and after explained the logic for the rule change. It was noted that the adopted House Rules would be posted on the website for all those who wished to read them.

## NEW BUSINESS

- a. Joyce Gaufin announced that this month's Volunteer of the Month was Hallie Meyer and thanked her for all of her help organizing last year's Spring Fling, Ice Cream Social and the welcome refreshments for the supporters of the Marathon in October. Hallie was presented with a certificate signed by the Board. A reminder was given to encourage future nominations for this award.
- b. Joyce Gaufin spoke about putting together a committee to draft a Disaster Plan and Response Team and is looking for volunteers who wish to be involved in this process. The Fire Department has an evacuation plan for residents, but that needs to be expanded to include animal rescue and helping those with disabilities. This plan can also be used in case of flooding or some other natural disaster.
- c. Bob Allan commented on the need for a welcoming committee who can visit with new residents and give them important information on the community as well as welcoming them to the Valley. He asked for suggestions and volunteers.
- d. Bob Allan reported that the Attorney suggested the DVLA get a "reserve study" to determine how much money the DVLA should keep in their reserve funds for emergency use prior to making a decision on how much of the excess DVLA funds can be redistributed. There was discussion on the need for and who would be doing the study and be in compliance with the State regulations. It was decided to table the reserve study until more information on exactly what the state requirements are.
- e. Joyce Gaufin gave a recap of the Café meetings as well as a list of the most talked about issues. She will be putting together a survey to be mailed out to all landowners to prioritize the wants and needs of the community.
- f. There was discussion on the items to be included on the voting ballot for the Annual Meeting in May.
  1. Article 13. There was quite a bit of conversation on the meaning and purpose of this article and the need to rescind it. Joyce Gaufin **made a motion** that the Board vote tonight that the Board as a whole would not invoke Article 13 between now and the Annual Meeting vote on the subject. The motion was **seconded** by Joel Burnham and passed with four ayes and one nay vote.
  2. Bob Allan reported that the Articles and By-Laws are being reviewed by our attorney so they may be updated to reflect current state statutes. The revisions if any would then be presented to the landowners.
  3. Revising the Term of Covenants for all of the subdivisions so that the voting terms are the same and in compliance with current law.
  4. Should each subdivision create their own Architectural Committee?
  5. The current usage fees and cleaning deposit for the community center were discussed.
  6. Bob Allan called for nominations for candidates to fill the vacancies on the Board of Trustees at the end of the year
  7. Bob Allan reported that there was no expiration date or time line for amending CC&R's.
  8. There was some discussion on the water rights for greenbelt landowners and how the new water rates will affect them.

## OLD BUSINESS/OPEN DISCUSSION

There was a motion from the floor to include the following as a ballot question for the Annual Meeting in May 2016: Should the Dammeron Valley Landowners Association and the Board of Trustees resolve not to introduce a membership vote on the issue of the incorporation of Dammeron Valley, or parts thereof, unless and until there are 1200 dwelling units and a retail tax base within it's current boundries?" There was no second or vote on this motion.

The Board was advised to use caution when contemplating changing By-Laws and to ask our attorney if the change is a preference of a requirement before making a change.

There being no further discussion, AB Johnson made a ***motion*** to adjourn which was ***seconded*** by Lou Echols and ***passed***. The meeting was adjourned.

Recorded by:

Lynda Charlton, Secretary