

DAMMERON VALLEY LANDOWNERS ASSOCIATION, INC.

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Minutes of the Monthly DVLA Board Meeting

February 23, 2016

ACTION ITEMS

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. Joel Burnham **made a motion** to approve the agenda with the addition of item k. Gravel at the mailboxes, which was **seconded** by Lou Echols and unanimously approved. AB Johnson **made a motion** to approve the minutes from the January meeting which was **seconded** by Joel Burnham and unanimously **passed**.

REPORTS

Fire Department Report- Kevin Dye

Chief Dye reported that half of the tree piles at the fire break behind Pinion Hills have been burned, no schedule for burning the second half yet due to wet weather.

It was reported that the FBI had been training the fire crew on how to deal with a gunman in the area. There was also training from Questar Gas on dealing with gas line breakage. Brooks Pace commented that the Fire Chief might want to relocate the currently used shooting area near the pond to another safer area off White Canyon.

The Chief reported that the Fire House would be used for the Republican Caucus on March 22, 2016. He also noted that the fire house had regular meetings every Thursday at 6:30 PM for any who wished to attend or ask questions. The Fire crew would be scheduling a day in the summer to do a traffic management fire drill to train residents how to exit the valley (in a counter clockwise direction) in case of emergency. This is a part of the Emergency Evacuation Plan for the valley.

Financial Report – Lynda Charlton

The secretary listed checks totaling \$3769.52 that needed to be approved for payment. Joyce Gaufin **made a motion** to approve the payments which was **seconded** by AB Johnson and unanimously **passed**.

Architectural Report – AB Johnson

AB Johnson reported that four new projects had been approved. One new home, a garage, a 12x8 storage shed and a courtyard gate. Another garage and a loping shed are pending.

Social/Insurance and Public Properties Report – Lou Echols

Lou Echols commented that the Spring Fling and Easter Egg Hunt is on the calendar for March 26th and called for any volunteers to help with this event. There is no public property report.

PUBLIC COMMENTS ON NEW BUSINESS

Brooks Pace spoke of the past 40 years he has building the Dammeron Valley community and of his complete lack of understanding of the recent rebellion of the Meadows subdivision. That a small group of individuals would get the exact number of signatures on petition to remove the entire subdivision from being under the umbrella of the Dammeron Valley Landowners Association without any prior discussion with either the Dammeron Corp or the Board of Trustees of the DVLA. Brooks expressed his complete sadness of this event and asks that the remainder of the subdivisions stand together to protect this community.

Brooks also stated that he will ensure that any future development will have CC&R's that will be recorded in perpetuity (forever) so this cannot happen again. He also tried to quell rumors of how many more lots he intended to develop. He said that at build out the total number of lots in the valley would be 740 not the rumored 1200.

Fire Chief Kevin Dye stood and voiced his agreement with Brooks as did AB Johnson, Joyce Gaufin, Bob Allan and Lou Echols. Joel Burnham on behalf of the community, not as a DVLA Board member. Joel stated that he was saddened that this action was taken before any attempt was made to communicate the desires of the residents of the Meadows or the opportunity to resolve the contentions. The Board of the DVLA has previously stated in several meetings that any subdivision had opportunity to suggest changes to their individual CC&R's by bringing a proposal to the Board who would have been open to such changes. Joel stated that he found this action to be offensive and that he felt the repercussions would affect the property values of the entire valley not just that one subdivision.

Rick Johnson stood as a representative of the majority of rebels of the Meadows subdivision stating that discontent started back when the SSD separated from the DVLA and that the Meadows residents feel as though they have not been fairly represented in a long time.

Nicki Richards stood as a resident of the Meadows and stated that if there been due process in the decision to file a separation petition with the County then why were 22 residents, including herself, NOT asked for their input or informed of the filing.

Larry Carlon said that he was somewhat new to the valley and had received a copy of the CC&R's at the closing of his home. Had he been repelled by the restrictions after reading he could have refused the purchase. Instead he was appreciative of the protection they provided for the value of his property now and in the future. Mr. Carlon has been attending board meetings and feels that this board is doing a good job and is saddened by the actions of a few owners in the Meadows.

Karen Sharkey said that the Ranches subdivision was going to file their own petition to withdraw from the DVLA with the county tomorrow.

NEW BUSINESS

- a. Joyce Gaufin announced that this month's Volunteer of the Month was Josh Martin and thanked him for all of his help with the park improvements and maintenance as well as various work throughout the valley.
- b. Joyce Gaufin spoke about preparing a strategic plan by sending out a survey to residents to rate the top 12 items of discussion from the Café meetings. Once the surveys are returned and tabulated they will be discussed at the March meeting as part of our improvement plan.

- c. March 14th is the deadline for proposed changes to governing documents to be voted on at the annual meeting in May. Joel Burnham suggested looking at changing the by-laws to include a representative from each subdivision on the Architectural Committee. The current committee has representatives from Pinion Hills and the Meadows. No participation in this process from other subdivisions is more of a problem than the feeling of a lack of representation.
- d. A sign in sheet was circulated for volunteers to perform various functions at the Annual Meeting.
- e. Joyce Gaufin called for nominations for three people to fill the upcoming vacancies on the Board of Trustees. Nominees must be members in good standing in the Dammeron Valley Landowners Association and should write a short resume containing their vision for the future of the valley as well as any unique skills they may possess. The term for board members is two years. Forms are available on the website, from the secretary or any of the current sitting Board Members. Nominations can also be made from the floor at the Annual Meeting.
- f. DVLA Reserve Study. AB Johnson **made a motion** to hire an outside expert and pay them \$500 to prepare this study. There was **no second, motion died**. Bob Allan stated that the board is noted in the statute as being capable of doing the study. Bob suggests using the US Bank CD with funds totaling approximately Fifty Thousand dollars and not due to mature until August 2017 as the Reserve Fund. Once the CD matures the amount of the reserve fund can be adjusted. Joel Burnham **made a motion** to use the US Bank CD funds as the Reserve Fund and not to add these funds to the budget and that they be allocated for emergency use ONLY. The motion was **seconded** by Joyce Gaufin and unanimously **passed**.
- g. The upcoming Annual Budget proposal for 2016/2017 will have all of the excess funds listed as line items as well as a line item for strategic plan expenses for improvements. Brooks suggested adding extra funds for weed abatement as it looks to be a bad year for weeds. It was also suggested purchasing a type of weevil that devour goat heads.
- h. Joel Burnham **made a motion** to raise the security deposit for using the Community Center from \$50 to \$100 and to get bids for regular cleaning. The motion was **seconded** by Joyce Gaufin and unanimously **passed**. Lou Echols will get at least two bids from cleaning companies.
- i. Remodeling continues on the Community Center. There is a group of volunteers who will meet there to paint on Thursday at 9AM. All are welcome to join.
- j. The Fire Chief was asked to write a letter concerning the unsafe nature of having a dead zone in our stretch of Highway 18 for cellular reception. The DVLA will also write a letter or get a petition together to present to whatever corporation can/will make the cell tower that is currently useless to be made functional and allow reception to the valley. The current tower was sanctioned by the BLM and is a privately owned operation. Possibly the BLM can be involved in this process. Lou Echols will be making contacts and reporting back his findings and recommendations.
- k. Joel Burnham **made a motion** to expense \$500 or the amount needed to dump more gravel or chat around the mailbox area to help alleviate the mud holes. Lou Echols **seconded** the motion which **passed** unanimously.

COMMENTS

There was a question asked from the audience. Can individual residents in either the Ranches or the Meadows subdivisions be allowed to return as part of the DVLA? Bob Allan said he would take that question to our attorney and report back.

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

Recorded by:

Lynda Charlton, Secretary