

DAMMERON VALLEY LANDOWNERS ASSOCIATION, INC.

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Minutes of the Monthly DVLA Board Meeting

March 28, 2017

DVLA Vice President, Don Wallace called the meeting to order at 7:00 PM and declared a quorum. Don Wallace, AB Johnson and Lou Echols were in attendance. Brian Taylor and Joyce Gaufin were excused.

ACTION ITEMS

AB Johnson *made a motion* to approve the agenda for this meeting and the minutes from the February meeting which was *seconded* by Lou Echols and unanimously *passed*.

REPORTS

Financial Report-Lynda Charlton

Lynda Charlton, DVLA Administrative Assistant, read a list of checks totaling \$1341.58 for the month of March and a deposit of \$247.50 consisting of \$150 in dues and \$97.50 in community center rent. AB Johnson *made a motion* to approve the expenses as listed which was *seconded* by Lou Echols and unanimously *passed*.

Architectural Report – AB Johnson

AB Johnson reported that March saw seven new projects approved including 4 new homes, a garage, a fence and a chicken coop. AB also stated that he was in contact with the County about the above ground pool in Pinion Hills. They will send someone out to give their recommendation on whether a safety fence around the pool is required.

Insurance Report – Lynda Charlton

Lynda reported that two firms were putting together policy quotes to replace our current D&O policy that will expire in May. We will have that information by next meeting.

Social/Public Properties Report – Lou Echols

Lou Echols thanked all of those who attended Saturday's meeting held by the Exit DV group. There was a large turnout. Some attendees were disappointed that there were not more questions answered and that is why there is such a large group here tonight and we appreciate your participation. Lou stated that there would be two vacancies on the board that would need to be filled at the Annual Meeting and encouraged folks to consider running. Mac Sorensen stated that there would be three vacancies on the SSD board as well. Lou said that a person could serve on those two boards at the same time.

PUBLIC COMMENTS ON NEW BUSINESS

Mac Sorensen asked if the two former board members named in the Streeter lawsuit were being sued as DVLA Board Members or as individuals because he thought that as a corporation individuals cannot be sued. An attending lawyer

stated that when a lawsuit is initiated attorneys typically name any and every person imaginable, called a “kitchen sink” tactic and that the Judge will throw out most of the irrelevant parties.

Craig Meyocks asked about the “test” run of the new accounting procedures. Don Wallace stated that the Treasurer, Joyce Gaufin was currently out of town but when she returned and she would edit as appropriate and post those procedures and policies on the website.

NEW BUSINESS

- a. Discuss test phase of the Accounting Policies and Procedures. The treasurer and the administrative assistant have spent time going over the procedures and as discussed those policies and procedures will be available for review in the near future.
- b. Discuss the CPA’s suggestion to move the date of the annual meeting to September. Don Wallace stated that this suggestion was made because the board needs to produce financial statements certified by our CPA that are presented to the members for their review at the annual meeting. Our fiscal year does not end until June 30 and our annual meeting is usually held the second week in May. This means that our CPA has to prepare financials ending March 31 so that they can be mailed to the members with the advance notification and ballots in April as per our By-Laws. The CPA then has to redo the financials to include the last three months and then file our tax return. Therefore the CPA suggested that we hold our annual meeting a few months after the end of our fiscal year so that the financials reflect a complete year and the tax return is available to the members to review. The DVLA would save about \$1000 in fees to the CPA by following this procedure.

Bob Allan asked if there was anything in our governing documents that says we have to have our annual meeting in May? Don Wallace responded that the Board can set the date of the annual meeting anytime so long as they properly notify the members in advance. Jan Yergensen said that the annual meeting was always held in May. Brooks Pace said that no they were held near the July 24th holiday until about 10 years ago when it was suggested there would be a larger turnout of members if it was held in a cooler month. Don Wallace stated that changing the date was still an ongoing discussion and no final decision has yet been made.

Jan Yergensen handed the board a list of questions she would like answered. The first question was where the board would get the funds to extend this year’s budget another few months. Don Stated that the board could put together an interim budget. There was discussion of this and again Don stated that no final decision has been made and that all of these comments would be considered when making the decision on the date of the annual meeting.

OPEN DISCUSSION

Ned Cordery asked what communication in the past has occurred regarding the exit of subdivisions and why are the minutes of board meetings not posted for all to read. Lynda Charlton said that all of the minutes including those of the last annual meeting are posted on the DVLA website. Don Stated that the board has been proactive for the past two years trying to set up meetings with all of the individual subdivisions to get homeowner input on rewriting their particular CC&R’s. Many café meeting were held and attended the results of which were put into a survey that was sent out to all the landowners. In October last year we held an open meeting for your input on rewriting all of the governing documents. A few folks turned out for these but not enough to effect any changes.

Gabe Bilek said that many unhappy folks have taken it upon themselves to exit. Many folks in the individual subdivisions want to stay and some are undecided. He volunteered to be a “captain” for Pinion Hills 4&5 and visit each landowner and compile a list of their choice. Don thought that a good idea.

Brooks Pace thought there should be an open meeting that everyone is invited to so that all questions can be answered from both sides. Don asked Craig Meyocks if his exit group would be willing to attend and participate in such a meeting. Craig felt that such a meeting would not be a civil discussion and suggested a subdivision by subdivision meeting.

Len Carson said that might be better than having everyone talking at once. He suggested 3 or 4 representatives from the exit committee and the board could debate both sides so that folks could get the facts, not lies or their truth as they see it but facts.

Denise Stewart said there was no civility at Saturday's meeting and she wanted to formally complain about having her personal space invaded by Brooks Pace and his umbrella. Don Wallace apologized to her for her experience.

Nancy Cunningham asked for a straw vote of those attending this meeting as to whether they would prefer one large meeting of smaller by subdivision meetings. Craig Meyocks pointed out that per the House Rules for Board Meetings "straw poles" were not allowed.

Amanda Ballif stated that Brooks Pace is not a member of the DVLA. The Dammeron Corporation is allowed only one vote at the annual meetings. There followed a fairly long personal statement that was interrupted by Don Wallace due to rules on the length of comments. Amanda then wanted it entered into the record that there was no response from the board to her comments.

Joel Burnham said that assumptions were being made that whoever disagrees is wrong or the bad guys. Every landowner wants what is best for this community and we should respect eachothers opinions and act as neighbors.

Margie Godfrey said that whatever happens in one subdivision will affect the rest of the community and as a group we need to discuss why some want out not just how to do it. The real motive of most in this room is to find a solution to the problem.

Jan Yergensen said that none of the subdivisions except the Ranches and the Meadows has been legally adopted into the DVLA. Don Wallace said that the board sought legal counsel on this subject and were assured that ALL of the subdivisions ARE legally a part of the DVLA because of our 40 year history of paying dues and voting on issues together over the years.

Larry Carlon said that in order to heal this community we need to become neighborly again. We need to stop all of the nasty personal attacks, some slanderous attacks on these Facebook pages that are just WRONG. There are two sides to every story and I would appeal to those making these horrible comments to become neighbors again and stop. (Applause from the audience.)

Roger Carsten thanked the board for allowing folks to voice their suggestions. This board has committed to holding these meetings and that is an impossible task on such short notice. He commented on how beautiful the night sky is in Dammeron. Our homes and our neighbors are still intact. This is how we come together in America we have questions about our future. The exit committee meant that meeting on Saturday to be a private meeting for like- minded folks. Not for the developer or the board to invite everyone to attend. Seven subdivisions can have meetings.

Lisa Chauvin said she went to the meeting because she wanted to ask questions. She did not find out until the end that no questions would be answered. We keep asking why people want to exit and we never get an answer.

Dave Deaver said he thinks we are all grown up enough folks to attend a meeting for all landowners and that it could be a civilly held meeting.

Tony Hoffman wants to know why they want to exit.

Mac Sorensen said that this is the first DVLA board meeting he has attended in 8 years.....

AB Johnson ***made a motion*** to adjourn this meeting which was ***seconded*** by Lou Echols and unanimously ***passed.***

Recorded By:

Lynda Charlton, Administrative Assistant