

# DAMMERON VALLEY LANDOWNERS ASSOCIATION, INC.

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## Minutes of the Monthly DVLA Board Meeting

June 30, 2015

The monthly meeting of the DVLA was held in the Dammeron Valley Fire House. Attending Board Members were: Bob Allan, Joel Burnham, Joyce Gaufin and Lou Echols. AB Johnson was excused.

President, Bob Allan called the meeting to order at 7:00 P.M. and conducted the pledge to the flag.

### ACTION ITEMS

Approval of the Agenda: Joel Burnham *made a motion* to approve the agenda for this meeting which was seconded by Joyce Gaufin and *passed* by all. Joyce Gaufin *made a motion* to approve the minutes from the May meeting which was *seconded by* Joel Burnham and *passed* by all.

### REPORTS

**Fire Station Report – None**

**Financial Report – Joyce Gaufin and Lynda Charlton**

Joyce Gaufin, Treasurer gave a list of the expenses to be approved. They were: \$500 to Klen Brooks for donation refund, \$1762.00 to Air Care Professionals for one half of the heat/air unit for the Community Center, \$25.64 to Rocky Mountain Power for the Community Center and \$796.85 to Lynda Charlton which consists of \$500 for June salary and \$296.85 reimbursement for postage and supplies. Joel Burnham *made a motion* to approve these expenses which was *seconded* by Lou Echols and *passed* by all. Joyce then reported that there was an overage on the budget for general expenses of \$900 (mostly due to the purchase of D&O insurance that was not included in the budget) but considering contingency funds that were not spent and other items under budget we ended the year \$4900 to the positive.

**Architectural Report – None**

**Social/Insurance Report – Lou Echols**

Lou Echols reported that the only social event to discuss was the upcoming Ice Cream Social on the 11<sup>th</sup> of July.

**Public Properties Report – None**

### NEW BUSINESS

- a. Mac Thomson discussed the relocation of the community burn pile. He had spoken to Brooks Pace about a site 200 feet off Sand Cove and Wild Herb Lane. He shared a list of former users of the closed burn pile and the reasons keeping a community burn pile available to Dammeron residents. After discussion it was decided to get a commitment letter from Brooks Pace on a designated site as well as approval of any close neighbors. It is also contingent upon the local fire department being available to oversee and contain the burn if necessary. The burn pile would only be open two Saturdays per month and would be minimal cost to the DVLA as volunteers would help fence and maintain the area. Bob Allan tabled approval until the next meeting giving time for the community to be notified and to approve the location.
- b. Review of the Denton Variance Request. Bob Allan read the request for variance for a fence on the property line between Lot 15 and 16 of PHS-1. As all of the requirements had been met, Joel Burnham *made a motion* to approve the variance which was *seconded* by Lou Echols and unanimously *approved*.
- c. Bob Allan discussed the improvements for the Community Center noting that the Heat/Air unit would be installed on the 1<sup>st</sup> of July. A bid totaling \$12372 was received from a contractor to do the floor leveling, overhead door replacement and window repair.

- d. Bob Allan described the request by the Dammeron Corp to rent the office in the Community Center for the purpose of opening a Real Estate Office during daylight hours and not interfering with the previously scheduled events in the building. There was a lot of discussion on this issue resulting in a mostly negative feeling from those attending the meeting. Joyce Gaufin commented that more feedback on this issue from the community could be gleaned from the upcoming “Café” round table discussions. Joel Burnham *made a motion* to table the rental issue until next meeting when more communication with the community via the website and Facebook posts could be achieved. Joyce Gaufin *seconded* the motion which was *approved* by all.
- e. Bob Allan called for a decision on the proposal by CAM to take over the duties of the Secretary. All of the present board members had reviewed the proposal and AB Johnson had given his negative vote to the President, Bob Allan. Joyce Gaufin *made a motion* NOT to accept the CAM Proposal which was *seconded* by Lou Echols and unanimously *approved*.
- f. A proof and bid for signs to be posted at the recycle bins was shown and discussed. Joel Burnham *made a motion* to approve the expense and get the signs made. The motion was *seconded* by Joyce Gaufin and *approved*.
- g. Joyce Gaufin gave a presentation on the Café round table community networking of ideas from the community on various ways to improve and grow the community. Information on the dates of the sessions will be posted on the website and Facebook pages. Joyce will make compile a collection of key ideas for the Board and the community to use in conjunction with the development of a 5 year plan for improvements and/or changes to the community.
- h. The Ice Cream Social is scheduled for the 11<sup>th</sup> of July we hope to see a good turnout at this event.
- i. A bid of \$465.99 from Alphagraphics to print 200 copies of the Dammeron Valley Phone Book was presented. Lou Echols *made a motion* to approve the expense which was *seconded* by Joel Burnham and unanimously *passed*. The books will be available for pickup at the Ice Cream Social.
- j. A committee is being established to review and recommend updates and changes to the current By-Laws. The committee will meet sometime in July.

## **PUBLIC COMMENTS AND DISCUSSION**

There was a question as to whether the new subdivisions being developed would have CC& R’s and be under the umbrella of the DVLA. Bob Allan stated that, yes they would. A suggestion was made about setting up cardboard recycling. There was concern that riding easements be set aside by the developer of the new subdivisions. Bob Allan said that he would add that subject to the many that he needed to talk to Brooks Pace about. There was concern voiced about the number of rabbits in the area doing damage to gardens. It was suggested that citizens contact the Department of Wildlife regarding their program to destroy the coyotes that keep the rabbits under control, as well as other undesirable creatures, such as rats and squirrels. The final comment of the night was a very positive notice for all of the usage of the park area by families in the area.

Joyce Gaufin *made a motion* to adjourn the meeting which was *seconded* by Joel Burnham and the meeting was adjourned.