

DAMMERON VALLEY LANDOWNERS ASSOCIATION, INC.

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Minutes of the DVLA Board Meeting

August 20, 2016

ACTION ITEMS

President, Brian Taylor called the meeting to order at 7:00 PM. Also present were: AB Johnson, Joyce Gaufin and Lou Echols.

Brian asked if there were any additions or corrections to the agenda before it is approved. Joyce Gaufin asked to include a report on the evacuation plan as item #6. AB Johnson ***made a motion*** to approve tonight's agenda with that addition which was ***seconded*** by Lou Echols and unanimously ***passed***.

REPORTS

Financial Report - Joyce Gaufin/Lynda Charlton

Joyce gave a list of expenses totaling \$2,945.75. She then reviewed a new format for the budget and gave a report on the balances of all bank accounts. Joyce pointed out that \$15,000 had been budget to go to the SSD for the purchase of extrication equipment and requested that these funds be transferred from our Wells Fargo Savings account to our operating account so that we can issue that check. AB Johnson ***made a motion*** to approve the month's expenses and transfer the \$15,000 from savings and given to the SSD. Lou Echols ***seconded*** that motion and it was unanimously ***passed***.

Architectural Report – AB Johnson

AB reported that he had 10 new projects that were reviewed and approved, including 4 new homes, 3 garages/sheds, two fences and a pool. One of the fence requests was changed from cedar to block wall and will require an approved variance. AB addressed item 3 on the agenda, the Adamson request for a variance to build a barn within the 300 foot greenbelt behind their home. AB stated that in the past quite a few property owners had been denied similar requests and that granting the Adamson request would be unfair to those who were denied due to very clearly written restrictions on building in the greenbelt areas. Therefore he ***made a motion*** to deny the Adamson request which was ***seconded*** by Joyce Gaufin and unanimously ***passed***. AB then requested that Brian Taylor accompany him to deliver the news to the Adamsons.

Government Liaison/Facilities Report – Lou Echols

Lou reported that he was researching the cost of 4 posts and signs noting horse and rider traffic in the area to be located at the entrances to the valley.

The bridge in Veyo will be undergoing months of repair work that could slow traffic in that area. Brian Taylor asked Lou to check with the state about the Highway 18 roadside clean-up sign with our name on it to see if it is still valid. If the state still expects Dammeron Valley residents to be cleaning up that area, then we need to get a crew together and get that job done on at least a quarterly schedule.

OLD BUSINESS

PUBLIC COMMENTS - On New Business

There were comments on how to stop speeding in the Canyon Trails area as well as many other areas. There is a bright light at the west corner of the firehouse causing a nuisance to neighbors. AB said he would bring it up at the next SSD meeting and see if perhaps a motion sensor light could be purchased to replace the one that is on all night. The need for current directories was discussed. The status of the Streeter lawsuit was discussed, no HOA funds have been paid out to date

NEW BUSINESS

1. Brian Taylor reported that the board has been reviewing all of the CC&R's for all of the 14 subdivisions which are all different. Our goal is to standardize a single set of CC&R's that will cover all of the existing subdivisions and any new ones added in the future. One example of inconsistency is the exclusions of certain colors such as "pastels." Brian would like the CC&R's to be more specific and then have a schedule of fees and actions for violations. September 6 and 20th have been set aside for the board and any community volunteers willing to help review and rewrite the CC&R's.
2. In connection to the above discussion, several definitions were given as to what constitutes a "nuisance," Some form of these definitions will be incorporated in the new CC&R's as examples of unacceptable situations.
3. There is no current volunteer of the month, but Joyce Gaufin encourages folks to acknowledge anyone in the valley whose service stands out.
4. A proposal from Mr. Atkin to be sponsored by the DVLA to clean residential trash cans was discussed. It is not an enterprise that the DVLA should be involved in but there could be a notice of the services availability to residents included in the by-monthly water billing or a posting on the website for those interested. Joyce Gaufin **made a motion** that the DVLA will not participate in Mr. Atkins business. The motion was **seconded** by AB Johnson and unanimously **passed**.
5. Joyce gave a report on the progress of preparing an evacuation and emergency plan. Volunteers are needed from each neighborhood to be "captains" and coordinate and prioritize evacuation of those with special needs and off the animals in their areas.

OPEN DISCUSSION

Gary Jensen would like to recognize Don Wallace for his work on grading and graveling the area where the bins are located to make room for more mailboxes. Thank you Don.

TRAINING SESSION

There being no further Business to discuss, a training session was opened. Members of the audience were invited to attend.

Brian Taylor read from recorded CC&R documents that default to Architectural Guidelines with respect to color choices allowed on homes in the area. There was some discussion on what could be done to violators and how to make the choices homeowners make when building clearer and more user friendly. He suggested that some wall space in the Community Center be set aside for sample display of acceptable building materials and colors and that the Architectural Committee could meet there when reviewing building plans.

Recorded By:

Lynda Charlton, Secretary