

# DAMMERON VALLEY LANDOWNERS ASSOCIATION, INC.

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## Minutes of the Monthly DVLA Board Meeting

September 29, 2015

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

### ACTION ITEMS

AB Johnson *made a motion* to approve the agenda with the addition of a report from Kathy Duvall from the Horseman's Association on easements and trails. Lou Echols *seconded* the motion and it was *passed* by all.

AB Johnson *made a motion* to approve the minutes from the August meeting which was *seconded* by Joyce Gaufin and *passed* by all.

### REPORTS

**Fire Department Report**-None

**Architectural Report – AB Johnson**

AB Johnson reported that two fencing projects had been approved along with three new homes. There is a lot of new activity in the valley.

**Financial Report – Joyce Gaufin**

Joyce Gaufin *made a motion* to approve the following checks totaling \$1709.63 for approval: Infowest, \$145; DVSSD, \$175; Verizon, \$39.99; Utah Dept of Commerce, \$10; Rocky Mt. Power, \$23.73; Lynda Charlton, \$606.91 and Alpha Engineering, \$709. The motion was *seconded* by AB Johnson and *passed* by all. The Operating account has a current balance of \$39055.80.

**Social/Insurance Report – Lou Echols**

Lou Echols reported that there was no interest from the community for putting together a Fall Festival and the folks who are putting together the Trunk or Treat and Chili Cook-off did not wish to combine events. So with regret the Fall Festival has been cancelled for this year. There was some discussion on forming a committee of individuals willing to help put together and manage upcoming social events so there is a pool of people to call on.

Lou Echols then talked about a letter from the BLM regarding new restrictions on approximately 600,000 acres of land in Washington County that could be in effect if California Condors are introduced to those areas. This event would probably derail the Lake Powell pipeline and the addition of hundreds of thousands of new residents to the county.

Lou Echols then thanked Cindy Davis for organizing the crew who cleaned up the area around the mailboxes and recycling bins. Joel brought up the need to remove the dead trees along the roadway and options to get that done.

Lou then *made a motion* to approve the request from Hallie Meyer for \$125 to purchase beverages and donuts for residents gathering in support of the runners of this year's marathon. The motion was *seconded* by Joyce Gaufin and *passed* by all.

### **Easement and Trail Report – Kathy Duvall**

Kathy Duvall reported there would be a meeting on October 14<sup>th</sup> at 7:00 PM in the Firehouse. There will be a County representative there to explain where riding, including horses, bicycles and ATV's can be done. There are no legal rights to cross private property to reach these areas. The committee will be using this information to look at ways to secure passage to trails. The Dammeron Corp has been very cooperative in planning for easements in their future developments.

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

Larry Carlon commented that he may know of someone who will cut the dead trees down at no cost but that he keeps the wood. He will check and get back to the Board.

Mike Duvall thanked the DVLA for being open to making changes in the CCR's of the Meadows and Ranches with input from the residents of those two subdivisions.

### **NEW BUSINESS**

- a. Water Rate Increase – Brooks Pace. First Brooks stated that Dammeron Corp is creating plenty of access to the trails in their development because he feels strongly about maintaining the equestrian nature of the valley. He said there are maps showing access points available for anyone who wants them.

He then gave a quick report and answered questions regarding what happened at the State Water Bureau meeting in Salt Lake resulting in a water rate increase to all residents. That the increase was all about setting up a reserve fund in case of equipment failure.

Brooks reported that the development of the store is on hold for a while. What will happen shortly will be the construction of the first green house for growing organic vegetables. The green houses will not be white in color and will be temporary at this location and will most likely be moved in a 2-3 year period. He assured residents that when the store is built it will not be open at night so as to minimize light in the night sky, which is important to him. He commented that the speed limit along the highway would not change unless Dammeron Valley incorporated as a city and therefore had control over lowering the speed limit.

- b. It was reported that the DVLA will work with the Meadows and Ranches subdivisions to effect the changes that they want. Committees need to be formed to start discussions on what changes residents want to make. It was noted that the original CCR's probably would not be changed very much. Joel Burnham suggested setting up districts and having each district represented on the DVLA Board.
- c. The DVLA Board requested that the SSD Board put together an itemized list of their needs with the costs and then submit to the DVLA Board for approval of funds to pay for those needs from the DVLA cash reserves.
- d. The Dammeron Corp has signed a year lease on the small office portion of the Community Center beginning October 1, 2015 and ending September 30, 2016.
- e. The Security deposit amount and the rates for renting the community center were discussed and tabled for a future meeting.

### **OLD BUSINESS**

Joyce Gaufin noted that she has two DVLA Café Meetings in October and will notify every one of the date and times and really encouraged participation.

The creation of Letters of Compliance was discussed. The letters are to be friendly, noting the offense and offering community help if needed in case of hardship, but also outlining the consequences of continued non-compliance.

There being no further business the meeting was adjourned.

**Recorded By:**

Lynda Charlton, Secretary