

DAMMERON VALLEY LANDOWNERS ASSOCIATION, INC.

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Minutes of the DVLA Board Meeting

October 25, 2016

ACTION ITEMS

President, Brian Taylor called this regularly scheduled meeting to order. Present from the Board were: Brian Taylor, Don Wallace, AB Johnson, Joyce Gaufin, Lou Echols and Secretary, Lynda Charlton. There were six other attendees. Brian apologized for forgetting to put the meeting notice sign out front and perhaps there is such a light attendance here tonight. Brian asked that a report from the Trails Committee be added to the agenda as the first report. AB Johnson **made a motion** to approve this meeting agenda, with the addition and the minutes from the September meeting which was **seconded** by Don Wallace and unanimously **passed**.

REPORTS

TRAILS COMMITTEE - Mike Duvall reported that there was a great turnout for the easement fencing project over the weekend. Some were new folks to the valley and some were horse owners and some were not. Brooks Pace was also there and worked very hard right alongside the rest. We ran 1920 feet of barbless wire and put in 60+ stakes. This will be the new access to Red Mountain, the old entrance now is gated and locked. This new easement will benefit everyone, bikers, hikers and horsemen. Mike would like to thank the Board for their contribution of \$400 which was matched by a contribution by Brooks Pace. There is enough money left to pay for "**no motorized vehicles allowed**" signs. As it turned out we did not need to install the step over but it will be added to the new road into Juniper Ridge. Mike also said that Joel Burnham and Michelle.....would be taking over the Trails Committee as he and Kathy will be moving to Enterprise.

Joyce Gaufin thanked Mike and Kathy for their years of service coordinating the trails committee projects with the County and the developer and the board. Their efforts have greatly improves the valley and the Board of Trustees would like to recognize them as "volunteers of the month" for October. Round of applause.

FINANCIAL REPORT – Joyce Gaufin presented a list of checks totaling \$1298.29 for expenses for October and **made a motion** for approval which was **seconded** by Lou Echols and unanimously **passed**. Joyce then reviewed the budget and all of the bank account balances.

ARCHITECTURAL REPORT – AB Johnson reported that he had three approved new projects including one new home, one large RV barn and storage unit and one yard shed. Item e. under New Business regarding the complaints of a "Quonset Hut" being constructed was discussed here by AB. He stated that the building, when completed, would have siding, a roof and painted to match the

home. He has a drawing of the finished project for anyone that would like to see and discuss the project.

SOCIAL/PUBLIC PROPERTIES REPORT – Lou Echols reported that the annual “Trunk or Treat” and Chili Cook-off event will be at the Community Center on October 31 from 6-8 PM. Everyone, please, come out and enjoy the evening.

Lou stated that after he called the County about the vandalized sign on the highway, they came right out and repaired it. He also talked to the County about additional speed limit signs on Homestead and Coyote Way. Duane Milne said that he has called the Sheriff several times, but they only send someone out on Sunday or midday when there is limited traffic. Joyce suggested asking the County to place one of those flashing “your speed is” signs along there to make people more aware of their speed in those areas. Lou said that he would check that out.

Lou also commented that he had been asked several times for new phone books. Joyce said that we were working on an 8 ½ X 11 print out that could be put in a binder or stapled instead of spending the money to have books printed. The secretary has the list of landowners available and can e-mail it to anyone upon request. Brian commented that we were also working on a regularly published Newsletter and we would put a notice of where folks can contact the Secretary to request a list.

PUBLIC COMMENTS ON NEW BUSINESS ITEMS

Duane Milne asked for a clarification on the large RV Barn under construction. AB Johnson said that the center section RV barn was not really round but slightly pitched and has two sea containers, one on each side that will all be sided, roofed and painted to look like the house and that he had a drawing if anyone wanted to see it or discuss the project to give him a call.

NEW BUSINESS

- a. Open House follow up. Brian comment that he felt the open house was very successful with 25-30 people attending. We are still seeking volunteers from each subdivision to help draft the new documents and get them out for everyone to review. We are hoping to have the drafts by March.
- b. Volunteer of the Month – September. Joyce Gaufin said that the person they were honoring for September was Bob Allan who volunteered himself and his tractor to smooth the area where the bin were relocated and to spread the chat gravel around the mailbox area and community center. Bob consistently helps his neighbors with their projects that require his equipment and for that the Board recognizes his service to the community and will present him with a framed certificate. Round of applause.
- c. Change of Banks. Brain Taylor reported on a very distressing experience he personally had at Wells Fargo Bank when he went in to discuss the error they had made on a money transfer. A new teller, under the supervision of a manager, made an error and transferred a large amount of money from our savings account to the Performance Bond account rather that to our operating account which they then returned a check written on that account. Both we and the party receiving the money were charged fees for that return item. The bank refused to reverse the fees when confronted with their error and worse to have neglected to contact us, a depositor of \$100,000, as a courtesy before taking such an action in the first place. There comment for not reversing the charges was that we were receiving such a great interest rate

on our CD from them (.41%.) So I asked the Secretary to research CD rates from at least six other banks and credit unions in the area. Wells Fargo has the LOWEST rates followed by Zions Bank. The two best rates were from Mountain America Credit Union and America First Credit Union who both had rates from 1.09% for a 6 month term to 2.30% for 5 years. Even taking a penalty for early withdrawal and moving funds to one of these higher rate CD's will quickly out earn leaving them where they are. Joyce Gauvin **made a motion** to transfer all of our Wells Fargo Accounts to either Mountain America or America First. The motion was **seconded** by Lou Echols and unanimously **passed**.

Craig Meyocks stated that he did not think the Board could move money without a majority vote from the members. (Under By-Law Five of our recorded By-Laws, document #20120035181, Section 3. Secretary/Treasurer: "The Treasurer duties are to receive all corporate funds, keep them in a bank approved by the Board of Trustees, and pay out funds on notice signed by him/her and by one other authorized Trustee.")

Craig Meyocks questioned having more money in reserve than is called for in the Reserve Study and State Statutes. And stated that the other \$50,000 should be given to the SSD or returned to the Community. He also questioned the need for \$17,000 in asphalt paving called for in the reserve study as an overly inflated requirement because the DVLA only has a small area that could be paved. The Secretary recalled discussion a year ago about the reserve fund needs, that the paving amount be for all of the unpaved area around the community center not just what the DVLA actually owned, but this item will be looked at by the Board. Craig also wanted to be on record stating that the \$15,000 voted on at the Annual Meeting to be given to the SSD was to come from the Performance Bond Account which had excess funds accumulated over the years. It was noted by the Board that this was part of the Wells Fargo Bank error that the funds were taken from the DVLA Savings Account not the Performance Bond account. Those funds will be moved from the Performance Bond account and returned to the operating account prior to the issue of a replacement check to the SSD for \$15,000 for the purchase of extrication equipment.

After some discussion about calculating the loss due to early withdrawal of the Wells Fargo CD and the profit to be made due to a higher rate of return for another year, it was determined that the profit would more than make up for any loss by a good amount. Don Wallace **made a motion** to amend the prior motion regarding moving money to clarify that only funds from the Wells Fargo Bank, including the operating account, the savings account, the performance bond account and the CD be moved to either Mountain America or America First Credit Union and that the US Bank CD be left where it is. AB Johnson **seconded** the motion which was unanimously **passed**.

- d. Addition of kitchen space in the Community Center. Brian stated that some of the budgeted community improvement funds could be used to put in a counter top with sink, a microwave and a refrigerator in order to make the community center more user friendly. Gary Jensen said that this had been discussed in the past and that the cleaning deposit for groups who planned to have food in the building be raised to cover the cost of additional clean up, if needed.
- e. The Quonset hut was discussed in the Architectural report.

OPEN DISCUSSION

Bob Allan asked how one would go about changing the greenbelt setback of the current 300 feet to say 200 or 250 feet. Brian Taylor said that could be addressed as changes are being drafted to the CC&R's and that he would bring the subject up at a future open house for community feedback. And that research had to be done to see if it even could be changed.

Craig Meyocks brought up a previous request about posting year end financials for 2015/2016. The financials that are posted on the website are only through April and do not include the final quarter of 2016. The Secretary will contact the accountant to get a complete yearend financial done and posted.

Gary Jensen wanted to clarify a comment made at the prior board meeting about Brooks Pace pulling out of recording the easement for the trail not being true. Lou Echols having made the comment not as a fact but that it was something he had heard rumored about. Gary wanted folks to know that Brooks did record that easement and that he was there working shoulder to shoulder on Saturday with the others to install the fence.

There being no further business, Lou Echols **made a motion** to adjourn the meeting which was **seconded** by Don Wallace and unanimously **passed**.

Recorded By:

Lynda Charlton, Secretary