

DAMMERON VALLEY LANDOWNERS ASSOCIATION, INC.

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Minutes of the Monthly DVLA Board Meeting

October 27, 2015

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

ACTION ITEMS

Joyce Gaufin **made a motion** to approve the agenda with the addition of item k. Community Center Construction dates. The motion was **seconded** by Joel Burnham and **passed**. Joel Burnham **made a motion** to approve the minutes from the September meeting which was **seconded** by Joyce Gaufin and **passed**.

REPORTS

Fire Department Report- Kevin Dye

Kevin Dye introduced himself as the newly appointed chief of the Dammeron Valley Volunteer Fire Department. Kevin reported that this fire, EMT and rescue department covers the largest area in all of Washington County and is completely staffed by volunteers. The crew can cover accidents and medical calls from Winchester Hills to the Nevada border and can usually beat an ambulance call to the scene by 45 minutes. The DVFD has the only extraction equipment (jaws of life) between Winchester Hills and Central. But this equipment is out of date and needs to be upgraded.

Other equipment needs are upgraded VHS pagers. The crew are mostly using their cell phones at this time and reception can sometimes not be available. A larger cell tower in the area would also be helpful to receive calls for help. The SSD had requested funds from the DVLA cash reserves to pay for the needed items. Bob Allan explained that the DVLA cannot reallocate reserve funds without adding the reallocation to the budget and getting that budget approved by a majority vote of the landowners. Therefore this request cannot be honored until the new budget is prepared and presented for vote at the Annual Meeting in May 2016.

Financial Report – Joyce Gaufin/Lynda Charlton

Joyce Gaufin **made a motion** to approve a list of checks totaling \$950.61 and to include an additional \$60 to reimburse Hallie Meyer for expenses for the Chili Cook-Of. There was some discussion about procedure for reimbursements for social events. After the discussion Joyce Gaufin **restated her motion** to approve the list of checks and the reimbursement with the understanding that requests for funds for social events had to be asked for and approved by the board in advance of the actual purchase. The **motion** was then **seconded** by Joel Burnham and **passed**. Joyce Gaufin then reported on the balances of all of the DVLA bank accounts.

Architectural Report – AB Johnson

AB Johnson reported that one new home at PHS-5-90 and a fence at CT 16 were approved by the committee. AB then made a *motion* to approve a variance for the location of a shed on the Exley property. The motion was *seconded* by Lou Echols and *passed*.

Social/Insurance and Public Properties Report – Lou Echols None at this time.

PUBLIC COMMENTS ON NEW BUSINESS

Someone suggested looking into curbside recycling bins from the refuse company that picks up the trash and another noted the need for new labels on the current recycling bins which the secretary had already called in to be done.

NEW BUSINESS

- a. Announce new legal council. Bob Allan reported that three of the current Board Members interviewed a local legal firm that specializes in HOA Law, debt collection and enforcement actions. Joyce Gaufin had attended a day-long seminar presented by this firm and was impressed by their levels of expertise. The attorney reviewed our By-Laws and CC & R's as currently written. The specific question of whether this board could transfer reserve funds to the SSD to cover their current equipment needs was thoroughly addressed. The results of the consult were:
 1. This board cannot legally transfer funds that have not been previously *budgeted* and *approved* by *vote* of the landowners.
 2. Our By-Laws and CC & R's have many items that are out of date, no longer applicable and unnecessarily tie the Board's hands in resolving some issues. These documents can be rewritten and approved by the landowners at any time, we do not have to wait for the expiration date to do this.
 3. The fees for collecting debts are very reasonable and after a flat initial fee from the DVLA all other collection fees will be paid by the debtor.

AB Johnson *made a motion* to hire the firm Vial Fotheringham to handle the DVLA's legal and collection needs. The motion was *seconded* by Joyce Gaufin and unanimously *passed*.

- b. Tree trimming was discussed. Fire Chief Kevin Dye said that his crew would take care of removing the dead trees as part of their training and at no expense to the DVLA.
- c. Suggestions for 5 year plan projects was discussed. It was recommended that the Café Meetings be used to get input from landowners and then a list be prepared and presented to the Board at the December BOT meeting.
- d. Providing large dumpsters for the use of landowners was discussed. AB Johnson made a *motion* that the DVLA would arrange and pay for two dumpsters to be delivered and used by landowners for dumping green yard cleanup materials only. The motion was *seconded* by Joel Burnham and *passed*. The dumpsters will be available from November 13-23 and the placement of these dumpsters will be announced shortly.
- e. Café meeting dates were discussed. Joyce Gaufin will host two meetings in November in the Firehouse truck bay. The dates are: Friday the 13th at 7:00 PM and Saturday the 21st at 10:00 AM. Joyce would like to see 100 landowner's at each of these meetings to specifically identify and list projects for the 5 year plan.
- f. DV trail access update-was tabled until the next meeting.

- g. Emergency preparedness was discussed. Joyce Gaufin has experience and plans that have been put together by other state agencies and will put together a plan to share with the Board at a future date. The plan will identify key players from the DVLA and the SSD. Small groups will put together 72 hour plans for evacuation of each subdivision and the relocation of animals, etc.
- h. AB Johnson presented the specifics of the variance for the construction of an 8X12 out building on the Exley property and made a ***motion*** to approve which was ***seconded*** by Joel Burnham and ***passed***.
- i. Review donating reserve DVLA funds to the DVSSD. As stated in item a. the DVLA cannot legally move funds not previously designated in an approved budget. Therefore the DVLA will incorporate this needed request for funds to create a contingency fund for the SSD using DVLA reserve funds as a line item in the budget for the next fiscal year. This budget will be voted on for approval at the next Annual Meeting in May 2016.
- j. Create a "Volunteer of the Month" program. This program will award a certificate of recognition and a perk to someone who has given exceptional service to the community from a suggested list of nominees from the community. A nomination form will be available on the website. Joyce Gaufin made a ***motion*** to initiate this program which was ***seconded*** by Joel Burnham and ***passed***.
- k. Community Center Construction. Bids for the remodel of the community center have been received and reviewed. Construction will begin on November 16 and continue through November 28th. The community Center will be closed during that two week period. The next BOT meeting will be held in the Firehouse classroom.

OLD BUSINESS/OPEN DISCUSSION

There were more comments on giving funds to the SSD. The response was the same as previously recorded. There was some discussion on the need for a larger, closer cell tower. This item will be added to the next BOT meeting agenda. There being no further discussion, AB Johnson made a ***motion*** to adjourn which was ***seconded*** by Lou Echols and ***passed***. The meeting was adjourned.

Recorded by:

Lynda Charlton, Secretary