

DAMMERON VALLEY LANDOWNERS ASSOCIATION, INC.

1137 Dammeron Valley Drive East
Dammeron Valley, UT 84783

Telephone: (435) 574-6397
E-Mail: dvla.sec.lc@gmail.com

Minutes of the DVLA Board Meeting

November 29, 2016

ACTION ITEMS

Vice President, Don Wallace called this regularly scheduled meeting to order. Present from the Board were: AB Johnson, Joyce Gaufin, Lou Echols and Secretary, Lynda Charlton. There were twelve other attendees. Joyce Gaufin ***made a motion*** to approve this meeting agenda, with the addition of item e. Discussion of County road and utility changes for Juniper Ridge and the minutes from the October meeting which was ***seconded*** by AB Johnson and unanimously ***passed***.

REPORTS

FINANCIAL REPORT – Joyce Gaufin presented a list of checks totaling \$682.33 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 the committee had met and looked at a few plans that had not been signed off as of yet, including one new home. They had also received plans for new homes on Juniper Ridge, but the DVLA cannot sign off on these as that subdivision has yet to be a part of the DVLA. They will have to be approved by the developer.

SOCIAL/PUBLIC PROPERTIES REPORT – Lou Echols reported that his request to the County for more speed limit signs on Homestead and Orchard met with a cold response. Joyce suggested the Board write a letter strongly suggesting the need for more signs to reduce speeding on these roads. Don also recommends that homeowners call to complain about speeders.

PUBLIC COMMENTS ON NEW BUSINESS ITEMS

NEW BUSINESS

- a. **Moving funds from Wells Fargo to Mountain America Credit Union:** Joyce stated that there was a request to determine the exact amount of penalty would be charged for early withdrawal of the CD funds and how much would be gained in interest. Don, Joyce and Lynda made phone calls to Wells Fargo Bank trying to get answers regarding the penalty and were not met with much cooperation. Lynda found out that the CD at Wells Fargo that we thought would mature in 2017 actually, according to the bank, would not mature until 2020. In that case assuming that the penalty is 6 months lost interest at .050 percent would easily be

recouped in a few months by moving it to a credit union with even a minimum interest rate of 1.09 percent for a short one year term and a potential 2.30 percent for a 5 year term. Joyce asked if there was any objection to moving funds to MACU. Joel Burnham said that he had accounts there and would strongly recommend the move. Larry Carlon noted all of the law suits pending against Wells Fargo for fraud and that alone was good reason to get our money out of that bank. Joyce ***made a motion*** to approve moving funds from Wells Fargo Bank to Mountain America Credit Union in laddered terms once the penalties had been determined and Brian Taylor returned to make the actual transfer. The motion was ***seconded*** by Lou Echols and unanimously approved.

- b. **Approve Year End Financials:** Joyce reported that the yearend financials were completed and posted on our website. She commented that it was redundant and an unnecessary expense to have our Account prepare and charge us for financials through April so we could have them for the annual meeting and then have them prepare and charge us for the yearend totals just two months later. She suggested that changing our fiscal yearend date might be something to look at while making the other changes to our governing documents. Don said that we will be talking to our Accountant about the best way to accomplish a date change.
- c. **Discuss bids on kitchen counter in Community Center:** There is some interest in putting a counter and cabinets, maybe a fridge and sink along the window wall where the piano and love seat are now located to make the better use of the space. AB Johnson thought adding a sink might cause septic problems. Joel Burnham would like to see a bigger vision by using the land out back to expand the community. He would like to see a five year plan, proposed by the previous board, continue progress on a master plan and that would include expansion. He said that the SSD would be willing to give us the land east of the old burn pile for that purpose. Gary Jensen suggested a storage shed for the tables and chairs to get them out of the building and make more floor space available. Don said that this was a subject we could get on the agenda of the next annual meeting. Don said that in the meantime he would see if he can sell or donate the piano and love seat.
- d. **Discuss no meeting in December:** Due to the fact that so many people will be out of town for the holidays and that we have few pending issues to deal with it was decided not to have a Board meeting in December. Business will resume at the scheduled meeting on January 31, 2017.
- e. **County changes to road and utilities at Juniper Ridge:** Brooks Pace reported that he is seeking a variance which is an item on the agenda of the County Commission meeting on December 6th at 4PM. The county has passed a blanket determination that ALL roads in the county be 50 feet in width and that an additional 10m feet of the owners property be dedicated to contain all utility lines. Currently all paved roads in Dammeron Valley are 32-36 feet wide and the additional 10 feet of dirt within the county road is where the utilities are located. Brooks and many other owners of the affected property feel that 50 foot roads will unnecessarily scar the vegetation, removing even more trees and natural fauna. The county is also asking him to spend a large sum of money for a culvert that would be better served in a different location and he would be willing to pay for that himself. He is asking any and all who are interested to be present at that meeting to express the valley's concern for such a change in road design.

Joel Burnham stated that Brooks is in a tight spot and has a target on his back as a developer but that he, personally would rather have Brooks develop the land in Dammeron Valley than anyone else as he is genuinely concerned about the way of life we all want here, he lives here as well.

OPEN DISCUSSION

Gary Jensen asked about the barn in Old Farms that was recently completed even though the Board had previously denied building a barn at that site. Don Wallace said that he had contacted the County Building Department and learned that there was a permit filed for the barn and that the building inspector did come out and measure the foundation to ensure that it fell within the allowed set back.

Brooks was asked on the status of the sewer system. He said that the 650 thousand dollar system is installed for all of Pinion Hills and the SITLA lands. Just waiting for the county to hook it up.

Carol Craig asked again about a way to e-mail blast out notices, like the county commission meeting, so that more people are aware and can plan to attend. Joyce and Lynda will work on getting something on the DVLA laptop. But asked that the information on the meeting be given to Karen Sharkey to post on her *facebook* page.

Brooks started to explain that eventually the valley would be incorporated and that there were advantages to that happening.

AB Johnson ***made a motion*** to adjourn the meeting which was ***seconded*** by Lou Echols and the motion was unanimously ***passed***.

Recorded By:

Lynda Charlton, Secretary