

DAMMERON VALLEY LANDOWNERS ASSOCIATION, INC.

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2016 DVLA Annual Meeting Minutes (draft)

May 14, 2016

President, Bob Allan called the meeting to order and. He hoped all had registered their attendance. He then thanked all present for getting up early to be here, for their continued support of their community and to continue to support their country by getting out to vote in the coming elections. He asked Joel Burnham to please conduct the pledge to the flag. Bob said the first order of business is to approve the agenda. Joyce Gaufin **made a motion** to approve the agenda for this meeting which **was seconded** by Joel Burnham and **passed** by all. Bob said that there was a quorum of members and invites all members to participate in the voting process. AB Johnson **made a motion** to approve the minutes from the 2015 Annual Meeting which was **seconded** by Lou Echols and unanimously **passed**. President Allan then commented that there was a lot of chatter on social media but that the DVLA website was the only official place to get board approved information and he invited everyone to check the site for official notifications.

PRESIDENT'S REPORT

Bob Allan reported that the Meadows and Ranches subdivisions have voted to terminate their affiliation with the DVLA and are no longer active members, therefore, would not be allowed to vote on issues today. They were, however, welcomed to stay for the meeting. It has been a long and arduous process to get through this termination process because the residents in the two subdivisions did not follow the correct procedures. The Board had no choice but to oppose their filing and require them to proceed according to regulations for non-profit organization and not to set an unlawful president. Their intention to withdraw was not a surprise to the Board who began reaching out to each subdivision, whose CC&R's were due to expire in a year, and tried to get residents to form a committee to review and rewrite their CC&R's to their specifications and needs. All of the subdivisions are invited by the Board to communicate their desires to the Board who will assist you to use due process. This past year the Utah State Legislature passed a law removing expiration dates for CC&R's from HOA's and allowing them to end at any time. We do not want to have to go through this type of thing again. It was an expensive and contentious process. Bob also commented on the hateful comments being thrown around and asks residents of all of the subdivisions to respect your friends and neighbors and to please end the discontent. The Board is trying to figure out a way to allow those residents in the Ranches and Meadows that wish to reinstate themselves with the DVLA to be able to do so. Any resident from the Ranches or Meadows who had paid their dues in advance will have those dues returned to them. A question from the audience, "why did they want to withdraw?" Bob stated that there were as many reasons as residents. Mostly they felt that they were not being represented well and that their CC&R's were too restrictive. But the general consensus is that they just wanted to be out from under the control of the DVLA.

Bob also stated that the DVLA has spent over \$10,000 on this issue and will be spending some more as another resident has filed a lawsuit against the DVLA, several individuals and the Dammeron Corp. The DVLA has insurance for this possibility but we do not know what all will be covered at this time. Brooks Pace stated that to be clear this suit has nothing to do with the Ranches and Meadows but is an individual that has an issue with Dammeron Corp and Dammeron Corp will support dropping the DVLA from the suit.

A question from the audience, "so if I am a resident in the Ranches or the Meadows and I wanted to paint my house yellow with purple stripes and put a cinder block wall around my property, I could do that?" Answer, "Yes, you can. You will only be bound by County ordinances, not the DVLA as far as the CC&R's."

Bob Allan reported that at last year's Annual Meeting \$15,000 put up for approval and defeated. Comments then circulated that the DVLA went ahead and spent this money anyway. Bob stated that as the existing playground equipment was deemed unsafe and as the playground is under the liability of the Special Services District, they purchased the new play equipment. The DVLA used \$4615 of Community Beautification funds to purchase the railroad ties and bark to surround the new equipment as required for safety issues and to help the

SSD not spending funds that were disapproved. Bob reminded the members that they elected the board members and empowered them to manage the budget they approved throughout the year and the members should support them. This Board is trying to be transparent in how we spend money. As a non-profit organization we are required to return 50% of the annual budget to the community in some fashion such as the recent improvements to the community center. We leveled the floor, new carpet and paint. I you have not had a chance to view the community center, please take the time to do that. We feel the building is much more usable and safe. We have hired a cleaning crew to clean it regularly and keep it in good shape. If anyone wants to use the community center, call Lynda, the Secretary and she will set you up. I will now turn the meeting over to Joyce Gaufin who will go over the financials with you.

TREASURER'S REPORT & 2016 – 2017 BUDGET – JOYCE GAUFIN

I am not really an accountant but I will do my best. We used the available data at the time to prepare the draft budget in time to mail out the Annual Meeting Notices. This budget shown last year's budget, the year to date budget and the proposed budget for the coming year. We made a few changes to the budget format by adding a contingency in case we lost the income from the Ranches and Meadows. That figure is \$3,750 and is included in the contingency fund line item of \$4250 and now that the Ranches and Meadows has withdrawn those funds will be added to the operating budget and that will only leave \$500 in contingency funds. In our operating account we have \$14,873.00, the performance bond account has 34,747.00. The performance bond account is an escrow account that holds fees submitted by those building a home. Those fees range from \$250 to \$3000 and are refundable upon completion of the project. There are also plan review fees that are not refundable. Over the years this account has an accumulation of non-refundable dollars resulting in extra money in this account. \$18,000 of this extra money was moved from this account to the operating account to help with expenses. There is the remaining \$16747. Is left in that account for refunding performance deposits. We also have a savings account totaling \$25,747.39 and CD's (that do not mature until fall of 2017) of \$55,844.84 and \$53,586.64. We would have to pay a penalty for early withdrawal of the CD funds. These CD funds initially came from dues in past years that included funding for the fire department. Now that the fire department is a separate entity they collect funds from their own annual assessment. They have, however, encountered unexpected expenses this past year for equipment and engine repairs. So we are taking the extra funds accumulated in the Performance Bond account and transferring \$15,000 to the SSD. The board feels that from time to time the DVLA, with your approval, and as the CD funds mature, funds can be transferred to the SSD as needed.

Craig Meyocks, a SSD Board member, stated that this past year the SSD has been required to have a Reserve Study conducted to establish how much money the SSD needs to hold in reserve for contingency use. The DVLA also has to have a reserve study done as they are not, by law, to accumulate excess funds. This study has not been completed at this time, but you as landowners can vote today to allow the DVLA board to transfer \$15,000 to the SSD, which would be greatly appreciated. My position is that the CD funds should come to the Fire Department. It is prudent that all landowners are aware of those funds and have a decision as to where they are spent. A question from the audience, "what if a truck that costs a million dollars is needed, how that would get paid for without a huge assessment to the landowners?" Craig Meyocks responded that the SSD board is active in writing several grant proposals. There is also funds available for completing training for the crew. The SSD board is actively going after any funds available. Question from the audience, "is there money available from fire or rescue calls performed by our crew in outside areas?" Fire Chief, Kevin Dye, responded that "no, we do not charge for our services to other communities and they do not charge us for their help when needed." It is called a "memorandum of understanding" between communities. There was a comment from the audience, "what is to prevent the SSD from raising their assessment every year and why are we not informed of their budget meetings?" Gary Jensen stated that there is a budget process every year and notice of hearings are posted as required by law, in the newspaper, on the Utah public website every second Tuesday of November. We would love to see the kind of turn out for that hearing as this meeting, but unfortunately only about 17 people actually attended. The SSD is not owned by any government entity it is owned by you, the landowners of Dammeron Valley. This asset is yours. There are meetings held in the fire house every second Tuesday of the month and you are all invited to participate in the processes of the SSD.

Joyce Gaufin reported that the DVLA Board had hired a certified consultant to prepare a Reserve Study for the DVLA that will tell us how much money we need to hold in reserve for contingency purposes. Joyce discussed attorney fees with regards to the budget. Joyce Gaufin **made a motion** to transfer \$5000 from the performance bond account to the operating account to cover additional attorney fees not covered in the budget due to

unforeseen costs due the actions by the Ranches and Meadows subdivisions. We need your support to add these funds to the current budget or we will be short at year end. This would change the draft budget for 2016/2017 by lowering the \$18,000 performance bond transfer to \$13,000 and adding \$5000. to the attorney fee line item. The motion was **seconded** by AB Johnson. There was a comment from the floor regarding the new law suit filed and those potential attorney fees. Bob Allan stated that there is insurance that we are looking into to pay for that. There was some discussion regarding the accumulation of funds in the performance bond account. AB Johnson explained that there are plan review fees ranging from \$100 to \$275 per new home that are not refundable. There were 25 new homes approved in the past two years and most of them had deposits of \$275. So you can see how those funds have grown over the years. This board has decided to move those extra funds into the DVLA operating budget in order to keep the dues at \$50 this year and still allow us to give the SSD \$15,000 and cover the shortage in collectable dues due to the withdrawal of the Ranches and Meadows. A comment from the audience stating that plan reviewing would then be a profit making process. Joyce Gaufin stated that the people who are on the architectural committee and who do the work of approving these plans are all volunteers who do not get paid for their services to the DVLA. However your comment is noted and will be discussed further by the Board. There is also a line item on the new budget for \$6000 in architectural fees. This is the amount we anticipate earning in the coming year. We are now depositing these fees directly into the operating account and not putting them into the performance bond account to stop the accumulation of excess funds in that account. The performance bond account, in the future, will only hold refundable funds and a small amount for contingency. Back to the motion on the floor. Joyce Gaufin explained the voting process as one vote allowed per lot. Bob Allan called for a show of hands for the motion and against the motion, the ayes carried and the vote was **passed** unanimously.

Joyce Gaufin reported on the financial report from our accounting firm. She explained the true nature and expense of an outside audit being in the several thousand dollar range, which does not make any sense for our small operation. However I did have a discussion with Jackson Pace, our accountant who told me that he has worked with our Secretary, Lynda over the past two years and he wanted to assure me that she is doing an excellent job with accounting for the DVLA. He also stated that they are willing to work with us in establishing written procedures for the future. Joyce **made a motion** to set up a three person volunteer committee to join the treasurer in overseeing the DVLA finances on a quarterly basis. Gary Doyle **seconded** the motion. Vote in favor show of hands, opposed show of hands. The motion has **passed** by majority. Craig Meyocks **made a motion** to have a review done by a CPA at year end which was **seconded** by Gary Jensen. Joyce stated that as the Treasurer she would recommend making this an annual process to give everyone a sense of security that our accounting is being done in a correct and lawful manner. The vote was conducted and **passed** unanimously. Bob Allan commented on the Boards appreciation of the landowners concern for how their \$50 dues is being spent.

TRUSTEE NOMINATIONS AND CANDIDATE INTRODUCTIONS

Next on the agenda is to vote for replacements for the three board members retiring from the board; Bob Allan, Joel Burnham and AB Johnson. The three candidates that are listed on the ballot for consideration are: Brian Taylor, Don Wallace and AB Johnson. The floor is now open to any other member in good standing that wishes to be nominated. Question from the floor: "are members who live in the Ranches or Meadows allowed to nominate or vote?" Bob Allan answered that "no they cannot." NO nominations from the floor were presented.

Brian Taylor stood to introduce himself but first thanked the Board for all of their service to the community. Brian stated he has lived in the valley for the past year and a half and we love the area and the people. We have lived in the St, George area for over 20 years and have looked at moving to the Diamond of Dammeron areas but we wanted the protection that the CC&R's of Dammeron offered and that made our choice clear. I have 21 years' experience in HOA's but never thought I would put that experience to work in Dammeron Valley. However due to recent events felt the need to step up and bring my experience to the DVLA. Having been the President of an HOA for 8 years I can appreciate the work this board has put, especially recently. I believe strongly that CC&R's are the backbone of a community and should be upheld and administered fairly. I look forward to being of service to the Valley.

Don Wallace introduced himself and said that Brian is a hard person to follow as I have absolutely NO experience in HOA's. We have lived in the High Ground subdivision for the past 5 years. I serve on the fire department as well and am looking forward to helping this valley heal from recent events. We need to get together and work

with one another. I agree that CC&R's are important and a big reason for my living here. I do think that the current CC&R's are in need of a rewrite so that they serve the entire community and that is the reason I have chosen to run for the DVLA Board.

AB Johnson introduced himself for those who do not already know him. I am a man of few words so I will just say "ditto what he said (Brian Taylor) and ditto what he said (Don Wallace). I have served on the DVLA Board for the past two years and currently serve on the Architectural Committee and I also serves on the SSD Board. I would like to continue to serve for another two years, and that is my pitch.

Are there any questions for the nominees?

Craig Meyocks states that in the CCR's there is a pathway for those who recently voted themselves out of the DVLA to return. Would the new candidates support those landowners returning to the DVLA? Brian Taylor, "yes, absolutely." Don Wallace, "in the spirit of healing, yes I would." AB Johnson, "absofreakinglutely!"

Craig Meyocks states that he hopes that the Board would look at the architectural guidelines and at writing umbrella CC&R's for the whole valley with addendums for specific needs of each subdivision. It would be a lot of work and take a majority vote from the landowners but would the nominees be open to doing that? Brian, "yes", Don, "yes" and AB said "the current Board has been looking at doing just that and that is the reason that I have chosen to re-up, to see that this work continues as the process got derailed recently. As the chairman of the Architectural committee, I can tell you that I used to have hair! But it is gone now and all white." Bob Allan said that we started this process a year ago with the Ranches and Meadows but that they chose to go in a different direction.

Brian Anderson asks the nominees how they intend to enforce violations to the CC&R's. Brian Taylor says he would try to come up with a fair process that does not cause dissention. Don Wallace says that the CC&R's are there for everyone's protection and he would take whatever measures are necessary to bring violators to compliance. AB Johnson says this current board has set up a process of filing out a form to establish a paper trail, then two board members will go out and inspect the complaint and address it with the homeowner. We have also discussed some with our attorney. We would like to set up a process to enforce CC&R's. We do not want to be the neighborhood CC&R police but maybe set up some kind of mechanism such as fines or something? Some of the things you complain about are not within our scope of control but are county issues. This is why looking at revising existing CC&R's and architectural guidelines is so important and I want to continue in that endeavor.

Joyce Gaufin states that we normally vote our board members by ballot but as there are three openings and three candidates one vote each would carry. Joyce **made a motion** to suspend the ballot process for this election and place the candidates on the Board via motion this time only. The motion was **seconded** by Larry Parker. Bob Allan stated that the other items on the ballot, the budget, the amendment and the by-law will be counted as is the usual practice. A question from the audience, "who is retiring from the board?" Bob Allan states myself and Joel Burnham retiring and AB is continuing another term." A question from the audience, "may I ask why you (Bob) do not want to retire from the Board?" Bob says, "because, I have elected NOT to be reelected to the Board." Joel Burnham says "because my wife has just announced that we are pregnant.....with our third grandchild." Bob Allan asked for a raise of hands in acclamation for the three nominated candidates. The motion was **passed** by a unanimous show of hands, therefore AB Johnson, Brian Taylor and Don Wallace are your new DVLA Board of Trustees. We will not call for the remaining ballots to be counted for the other items. We will take comments.

Craig Meyocks **made a motion** to give gift certificates to the leaving board members in recognition for their service. Joyce Gaufin said, "You are too late, we made a motion and approved that at the last board meeting." Therefore motion is **dropped**.

An audience member asked for an explanation for the other items to be voted on. Bob Allan stated that the other items are to: 1. To rescind Article XIII Amendment which gives a majority vote from the board the power to amend Articles (except IV and XIII) without a majority vote from all members at a meeting called for that purpose and 2. To revise Bylaw 4 Section 11 to remove the land, fire house and fire truck from the assets of the DVLA for use as collateral to borrow money and 3. To approve the 2016/17 budget. We will now collect the ballots to be counted. Volunteers to count the ballot can now retire to the counting room.

Bob Allan, we still have business to do so please remain seated.

REPORTS

Architectural Review Committee – AB Johnson

A quick list of what we have done this year in projects: 14 new homes, 5 garages, additions or modifications, one barn, one horse shelter, three storage sheds, tow awnings and nine fence projects. It is a fairly easy process if you are planning a project. Fill out a form, let us know what you have planned and we will come look. I have help from other volunteers, I would like to mention them now: Donna Geer, Mary Cordrey, Jan Yergensen and Gary Jensen, I thank them very much. I am interested in recruiting new volunteers to help look at projects so if you are interested please give me a call.

Craig Meyocks stated that according to the Bylaws, members of the Architectural Committee are only supposed to serve for two years, but it is very hard to get anyone who wants to serve at all, so I want to commend those who have volunteered their service to this committee.

Fire Chief Report – Kevin Dye

Kevin Dye introduced himself as living in Old Farms. He has worked on the fire department since 2001 and was appointed chief the day after the last Annual Meeting. I would like to remind you that this is a DVLA meeting so if you have fire house related questions or concerns, please attend one of our meetings held every second Tuesday of the month. I want to thank our fire crew for cleaning up the fire house for you to be in today. The only time you will find a fire house this clean would be a house with a full time crew and we operate on a completely volunteer basis. Kevin reported on a controlled burn behind the Pinion Hills area to give us a fire break in the event of a brush fire in that area. Burn season is closed so permits are no longer available. But open fires in camp grounds are still allowed. Weeds are high due to all the moisture we have received this year. So we will keep our fingers crossed when they all start to dry out. It is not even fire season yet and Canada has burned down. So you never know and our crew has been getting the truck ready, getting the gear ready and getting themselves ready. If you have cut trees that debris has to go to the Central site where they shred that material that you can use in gardens, etc. The Veyo bridge will be undergoing a widening project this summer and could have one way traffic only so please be aware of slowing traffic in that area. We currently have 25 volunteer firefighters, 15 of those are certified EMT/EMS trained. We have been training on everything to cutting cars apart to special FBI training for mass casualties. We made a presentation at the elementary school and showed off all of our equipment. I will now answer and questions you may have.

A member of the audience asked when the BLM will finish the control burn behind Pinion Hills. Chief explained that there was a schedule for all of the burns planned for the year and on the second day of our burn it snowed 12 inches. By the time it dried out enough to burn they had moved on to others that were scheduled. But they said they would give us notice when they plan to return. The fire department has a Facebook page where we post notices, so you can check there. We also maintain an e-mail list, so if you have health concerns, give us your information so we can notify you of scheduled burns.

An audience member stood and thanked the Fire Chief and all of his colleagues for all that they do for the community. Another question, who is responsible for mowing all of the weeds that are so high now? The Chief stated that each landowner is responsible for their own property, the County is responsible for the side of the Highway. The Chief stated that Thursdays are training days for the crew and also the day they will come out and show you how to be fire wise with your property. So contact us on Thursdays or attend one of the second Tuesday meetings. Craig Meyocks said that everyone can go online to the Utah State website Fire Department page and register on the Dammeron Valley site, they will receive notices of events. Bob Allan said that we will put those official county and state web addresses on the DVLA website for everyone to access. Bob Allan then stated that you won't have to take yard refuse to the Central dump site as the DVLA has ordered two large dumpsters to be installed for your use between May 19th and May 31, 2016. Please cut the branches up in small pieces and not put the whole tree in the dumpsters, we will be able to get more stuff in each one that way. Also the dumpsters are for green refuse only this time.

STRATEGIC PLANNING REPORT – Joyce Gaufin

It was good to see so many of you at the Café meetings we had last year. You may recall that I was asked to run for the board at the last minute last year and I only had about three minutes to figure out what I was going to say. One thing that stands out is that our valley is changing and that I would run with the idea that we need to create a strategic plan and vision for the valley that would bring us all together in the kind of place we all want to live. So we did this world café and had about 80-85 people attend and they were able to sit together in a very friendly environment and talk about things that are important to them and things they would like to see be different. We created a survey to compile the top twelve most discussed issues. I am happy to report that we had 130 surveys returned. On the survey you were also given an opportunity to add your own comments or concerns. I am in the process of compiling this data into one report. One thing I learned about our valley is that we may not look like a diverse group but we are. Take the issue of CC&R enforcement, we had responses 180 degrees apart, from don't do anything to we should literally be driving around the valley looking for violations and citing the owners. Those are the edges of the issue but the center is more like, we recognize the CC&R's are there so they can be enforced and if you have a complaint, please put it in writing and bring it to us so that the board can proceed in a prudent and friendly fashion and see if there is some way we may help them fix the problem. They may have a health issue or some other reason that we could get volunteers together to help them solve the problem. I have had the opportunity to go out on a few of these complaints and quite frankly, the owner sincerely did not know there was an infraction and they remedied the situation right away. That seems to be the general consensus of how you would like to see the board handle these things, in a friendly, neighborly way.

I will give you the top few issues you had listed on the surveys. 1. To preserve the family values and rural nature of the valley, including dark skies & non-commercial development. 2. If there is to be any commercial growth that it also blend into the lifestyle of the valley without intrusion. 3. Help potential new buyers to understand our CC&R's **before** they buy into the valley and to have some kind of welcoming committee. We have had this type of thing in the past, this is extra work but so many people say they were not aware there were CC&R's or architectural guidelines that we need to do a better job of informing them. 4. Develop and maintain trails for horses, bikes and walking. The 5th item of concern is to enhance the community by removing dead trees and clearing weedy lots. 6. Was to improve communications between landowners and the DVLA board. And lastly there were comments wanting us to return to being one entity again, the DVLA and the SSD together and some that wanted more community events that would bring us together in community, to add a multi-purpose sport court at the park for basketball and pickleball, etc. So, you can imagine as a board member, where do we go with all of this information. This is an open process, strategic planning is an evolving thing and we welcome your help in putting it together. Your voice is as important as the voice of the board.

We have structured practices like CC&R's, bylaws, architectural guidelines, Articles of Incorporation and HOA rules, but all of these things can be changed if they are not working. Some other things are of the less tangible things like our attitude toward one another, the board cannot control that. In order to achieve successful collaboration with each other you need to identify the common interests and establish the end game. To succeed you need to have openness and integrity. I want to take a minute to talk to you about the people who serve as your board. We are predominantly lay people doing the work we do. One thing I was quite surprised about when I started on this board that there was not a single written procedure as to how to do my job. At one time there was a guideline for the board to follow but we receive no training. I have been educating myself by attending HOA training seminars.

There have been so many changes in the valley over the years. We have gone from pioneers to settlers to re-settlers. Communities are like any other organization they are complex, they are societies of individuals, with families and neighborhoods. This valley is at a shifting point. Don Wallace talked about needing to heal. We, the board, are here to serve you, we do not conduct our meetings like a city council meeting but more like a family council meeting. There are good things about that, it gets us closer together without putting people off with all that is going on but we also need to conduct ourselves in a professional manner. For the past little while time have been fearful and sad to say we have people pitting neighbor against neighbor and the board against the community and that distracts us from our real work. There have been many comments made via social media that I would call "character assassinations" When you volunteer to serve your community, not everyone is going to agree with you but you hope that you can conduct yourselves with openness and respect. Quite a few things have been very disrespectful and it is hard not to take these comments personally and feel hurt. We will never achieve the strategic plan of where we want to go without being able to work together respectfully.

Last year I stood up here wanting to serve, all of us just wanted to serve and if someone had told me that I would be attacked by my neighbors and friends as we all have recently, I would have not only said “no, thank you” to serving on the Board but “hell no!” I have been to the point lately of having considered resignation. Because what we get out of this job is a sense of satisfaction that we are representing you, listening to you, that we are treating you respectfully. What we, the Board, need from you is your support and to be given the training and the resources needed to do the job you expect us to do. I have such respect for the board members that have gone before me. I also know that when a community has become like a dysfunctional family that is headed in a downward spiral and something has to occur, something needs to be done so that we STOP doing what we are doing right now and we assess ourselves and say “is this really the way we want to keep going or is there something else we can do?” The people who need to bring us forward is all of you. So, I am going to do something you have probably never seen before and that is if you feel you have “buyer’s remorse” this past year, I am going to give you the chance right here to give me your vote of confidence, your support for the coming year, I will abide by your decision and I will resign my position on the Board and not serve another term. This is not an official vote, there is no ballot, but I have asked our President, Bob Allan to conduct this vote by a show of hands, yeah or nay and I will respectfully step out of the room so you can vote your conscience. Bob Allan, “thank you Joyce. All of you who feel you can give Joyce your support for another year please raise your hand.” Thank you, it appears that most of you are in approval of Joyce Gaufin serving another term on your Board of Trustees.” Bob also stated that it has been quite a challenge dealing with recent events and I hope that the new board can move forward in a positive way, you certainly have my support and that of Joel Burnham. We thank you for your participation. Any other comments before we announce the ballot results.

There was a comment regarding weed control along the roadway. Bob Allan said that he had made several calls to UDOT out of Cedar City on this issue. I will call them again and see if we can get on their work list.

VOTE RESULTS

The Budget was passed 110 votes for and 16 against. The rescission of Amendment 13 passed, 101 votes for and 19 against. The Bylaw revision passed 114 for and 8 against.

PRESENTATION BY BROOKS PACE

Brooks Pace heartily welcomes everyone to the 39th Annual meeting of the DVLA. Brooks said that he is extremely proud of this board and how they have handled themselves these past few tough months. The subdivisions that withdrew were really run by about 8 radical individuals that pulled the thing off. By our 40th anniversary hopefully we will all be back together. He thanked the Board members individually as well as the Architectural committee and the Trails committee for their hard work. The trails committee run by the Duvalls and a few of their helpful friends, have been working with us and the County and UDOT to put equestrian signs in the valley and to establish a network of trails that will serve the community forever and preserve the equestrian flavor of the valley as we had always intended.

He discussed the sewer system that is being built by The Dammeron Corp on 6 acres and will serve all of the 135 Pinion Hills lots and another 65 new lots at no charge to the current landowners. There is no chance, at least in my lifetime, that there will be a sewer system for the entire valley that is hooked up to the St. George line running to Winchester Hills. No one thinks it is needed and no one wants to fund it.

Brooks stated that he has purchased 580 acres of SITLA lands in 1983 and am just now getting ready to do something with it. I have maps available for you to look at and as this meeting has already gone long I will just be open to your questions?

A Pinion Hills resident asked about the existing leach system. Brooks explained that the old system will still be used in conjunction with the new system. When will the new system be put in place? Brooks has paid for it and it has been ordered submitted to the state and has been approved and should be installed any time now. There are about 50 lots available in Pinion Hills and after those are built we will add another module to the system to expand it to accommodate new growth. Hopefully by mid-summer you will all be connected. Once construction is completed I am hoping that the DVLA will find a use for that parcel of land, possibly another park area or tennis

court. A Pinion resident asked about the smell and with the new system would that go away. Brooks stated that the County should be called (673-3617) to take care of that if it should happen again.

Brooks discussed the turn out for the last county commission meeting. He is hoping that the decision made that night will be reversed with new understanding and that the Juniper Hills project can proceed. The DVLA will be reviewing and approving the CC&R's for that and any other future subdivisions. He was asked about the size of the lots in the new subdivision and he responded that they are all over one acre lots. Craig Meyocks stated that as the CC&R's are currently written they do not allow for horse and bike trails and you had told me previously that you were going to address that issue as well as the allowance for block walls which are not consistent with our community. Craig would like to see more people involved in reviewing and approving those CC&R's. Brooks said that the Board has agreed that they, in conjunction with Bruce Jensen, their attorney, will be writing those CC&R's with the idea that they can be used as model for umbrella CC&R's for the whole valley. Brooks stated that all of the SITLA land development will have an offset of 10 feet along the roadsides to be used as trails for horses and bikes and whatever. These will be set up as easements and filed with the county. I, as the developer, will retain authority over these projects but will work with the DVLA and the attorney in preparing the CC&R's. Brooks also discussed the trail accesses from the subdivisions. He stated that he would always provide trail access as part of any development. Brooks answered a question regarding the sale of a 17 acre parcel (that will remain a single parcel and that it would not be a commercial endeavor) to a very nice couple who want to run a horse ranch in a few years. They will build a home, a barn, a foundry and an indoor arena. They have stated that they would allow residents of the valley the use of the arena. He provided a large map for those interested in coming to look and he would answer all questions after this meeting.

Brooks also addressed a question from Joel Burnham regarding his agreement that any new subdivisions coming to the valley would be a part of the DVLA. Brooks has no intention of adding any other governing body. Brooks then answered a question on the recent increase in the water rates. He explained what happened at the meeting at the State level and what they mandated would happen regardless of what we wanted for our valley. So now all the rates are the same regardless of the size of your lot. He also discussed water shares. Anyone wanting clarification on water rights should contact the water department. Bob Allan thanked Brooks for all his comments

Joyce Gaufin called forth the Volunteer of the Month for April and May as Laurie Barker and Robyn Jensen and thanked them for their contributions to the community with the yoga and exercise classes they teach every week. They were given signed certificates and a warm round of applause. Joyce commented that any landowner could nominate someone they feel is deserving of recognition by letting the board know as we would like to see that they get thanked for their service. Joyce Gaufin and Lou Echols then awarded, on behalf of the DVLA, the outgoing board members a certificate of service and a gift certificate and asked for applause for appreciation from the audience for their service to the community.

Retiring President, Bob Allan, said that it has been an honor to serve the community and that he looks forward to working with the new Board and giving them his support. He called for a motion to adjourn, which AB Johnson provided and Lou Echols seconded. By unanimous vote the meeting was adjourned.

Recorded By:

Lynda Charlton, Secretary of the DVLA