

Draft Minutes of the DVLA Board Meeting

April 25, 2017

Attending: Brian Taylor, Don Wallace, Lou Echols, Joyce Gaufin (recording)

Excused: AB Johnson, Lynda Charlton

President Taylor called the meeting to order at 7:00 p.m. A motion was made and approved to accept the minutes of the March, 2017 meeting. Board members also approved the agenda for the meeting.

Taylor made the financial report, including checks to be approved, revenue received, and account balances. Total amount of checks to approve was \$1,863.96. Total Deposits to Operating Account, \$558.00, leaving a balance of \$3,925.86. Balance of Performance Bond account is \$25,300 equal to the amount that is refundable. Wells Fargo Savings account is \$10,000. Wells Fargo CD=\$54,934.31 and US Bank CD=\$53,825.85. Someone asked about the money expended on attorney fees and the Streeter lawsuit. Taylor reported that the amounts in the budget included all expenses to date for the DVLA attorney, plus \$5,000 that was paid for Streeter. No more expenses will be necessary for that lawsuit.

AB Johnson was excused this evening, so Don Wallace reported that a couple of new plans were in the process including one received last week. We will get a complete report next meeting.

Lou Echols mentioned the Easter Egg Hunt in April had approximately 50-60 kids in attendance, including several who have not been at previous events. Donations helped to support this community activity.

Taylor opened the meeting for comments on new business items on the agenda. Taylor mentioned that a new company in the valley had offered to put WI-FI in the community center, and that there would be no charge for the installation, and no monthly charges. The signal strength will be limited to the area within the center so that others cannot use it, i.e., while parked in the lot. They estimate that the installation can take place around June 1. Motion by Wallace to accept this offer, seconded by Echols. Someone asked if the business was in opposition to DVLA rules. Taylor said that the board would check, but believed that county regulations may apply. The motion was tabled until further information is available.

Taylor said that the Board was looking for candidates willing to run for the board. Any member of the DVLA can serve. The two people coming off of the board are Lou Echols and Joyce Gaufin. Candidates can also be nominated (or self-nominate) from the floor at the annual meeting.

Taylor presented the draft budget for 2017-2018. Total budget of \$21,950. With 375 members (approximately), the dues would remain at \$50/year. He mentioned that it included money for legal fees and a contingency fund. One of the CD's would stay in a reserve fund in accordance with the reserve study (for repairs, etc. on the community center), and the other CD would be held in reserve to offset potential legal suits in the future. Bob Allan suggested that the reserve funding should just be in the operating budget, but Taylor explained that it was required to keep the reserve fund in a separate account identified for that specific purpose.

Taylor mentioned that the board was inviting a group of community volunteers to help develop the policies, procedures and fee schedule necessary to enforce our Architectural Guidelines. In the 2015 legislative session, HOA statutes were changed to let HOA board to develop these guidelines. They cannot go into effect until there is a special meeting of the members to allow input into the process. The board had hoped to have this in place before the annual meeting, but it will not be ready at that time. There was discussion from the audience on the pros and cons of such a plan.

At the present time, there is a complaint form on the dammeronvalley.org website. People who want to make a complaint can also contact a board member directly. The form is helpful but not required.

Taylor said that the board had received bids from several management companies to provide professional and technical management services beginning on June 1, 2017. The companies included FCS @\$750/month + add ons; CAM @ \$1650/ month; Monarch @ \$575/ mo and F-1. F-1 declined to bid because they didn't have a property manager available. The Board selected Monarch. The bids varied in price and services offered. Some of the bids did not include secretarial/administrative support for meeting minutes, etc., which is something that we would need. The Monarch bid did include that, plus accounting, audits and tax services, billing, community center management, and other miscellaneous services. The cost for the monthly fee was approximately the same as we currently pay for the administrative assistant's services. A vote was taken, and the board approved the bid by Monarch. The contact can be discontinued with a 30 day notice. Taylor also said that this had been discussed with Lynda Charlton, and he thanked her for her service since September of 2014.

Taylor mentioned that the board was also reviewing bids for D&O insurance policies. They have requested more specific information on coverage options and pricing. The decision will need to be made in May.

Taylor also mentioned an open forum meeting on April 29th where all residents are invited to the Fire Station to hear from both sides in the exit initiative. Len Carson has volunteered to moderate the event. All questions must be presented in written form. Len will select the questions. Both sides (board and exit members) will be given equal time to respond to the questions. This process will ensure a fair and open discussion.

The meeting was adjourned at 8:20 p.m.

