

# DAMMERON VALLEY LANDOWNERS ASSOCIATION, INC.

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## Minutes of the Monthly DVLA Board Meeting

August 25, 2015

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

### ACTION ITEMS

The agenda was modified by adding item 4 Discussion of the House Rules as an action item. Item h, road conditions and item l, weed control was added to New Business. AB Johnson **made a motion** to approve the agenda with the additions. Joel Burnham **seconded** the motion and the **motion was passed** by all. Joel Burnham **made a motion** to approve the minutes from the July meeting which was **seconded** by Joyce Gaufin and **passed** by all. Joyce Gaufin read the proposed "House Rules" for conducting this and all future Board Meetings.

### REPORTS

#### Fire Station/SSD Report – Craig Meyocks

Craig Meyocks reported that there had been no fires to date. He reported that Assistant Chief, Kevin Dye, is standing in as Fire Chief and doing a fine job. Burn permits are currently available on the website.

Mr. Meyocks then reported on a few urgent equipment purchases in the near future and a short fall in the SSD budget. He asked the Board to consider adding the approximate cost of 15-18 thousand dollars for the SCVA breathing apparatus and extraction equipment the department needs into the 2016-2017 budget or to fund the equipment from the DVLA contingent funds. Otherwise the SSD will have to raise the amount of their next assessment to the landowners. The SSD had asked the State for \$20,000 in grants but have received none to date. The Board has taken the request under advisement and will discuss further.

#### Financial Report – Joyce Gaufin and Lynda Charlton

Joyce Gaufin reported a \$10847 overage in the Performance Bond Account. The balances in the other accounts are as follows: US Bank CD, \$51,880; Wells Fargo CD, \$54,124; Wells Fargo Savings, \$25740 and \$39,745 in the Wells Fargo Operating Account. There is \$3800 in previous past due accounts, \$3900 in collections at the Attorney's and 37 landowners that have not paid the current year dues.

Joyce **made a motion** to approve the following checks: 1. Rocky Mt. Power, electricity for Community Center, \$22.28; 2. Verizon, DVLA phone, \$39.96 and 3. Lynda Charlton, August Salary, \$500. The motion was **seconded** by AB Johnson and **passed** by all.

#### Architectural Report – AB Johnson

AB Johnson reported that the committee had approved one new home, one barn, one awning and one fence in the month of August. The committee had received a few complaints about fences. The procedure for filing complaints was discussed. The necessary form is available on the website and must be completed and given to the Board before an investigation by two board members will take place.

#### Social/Insurance Report – Lou Echols

No report at this time.

#### Public Comments on New Business Items

Laurie Barker noted the expertise of many valley residents in a variety of areas and would like to encourage lectures and/or demonstrations be added to the social calendar.

Duane Miller commented that since the rental of the small office by the Dammeron Corp was approved, did that mean that anyone could rent space for their own ventures. The Board responded that anyone could rent the main room in the Community Center by following the rental protocol.

Craig Meyocks went to the Horseman Committee Meeting regarding public access to riding trails. Formal easements should be granted by the developer in certain areas. Access to trails and public land is for all people, not just horsemen.

## NEW BUSINESS

- a. The new meeting format as read by Joyce Gaufin earlier will improve meeting flow and provide continuity by limited the time a speaker from the audience can talk. The rules will be posted on the website along with the Agenda and the Minutes.
- b. The date of October 17 was penciled in for the Fall Festival. Hallie Meyer was nominated from the floor to manage the event. The Board will wait for her response and welcomes ideas for entertainment and other activities.
- c. Late notices with the addition of a \$5.00 finance charge will be sent out this week for all of those landowners that have not paid the 2015/2016 annual DVLA dues to date.
- d. Joyce Gaufin reported on her attendance at the Water Hearing in Salt Lake. It appears that the State will get their rate increase despite a good argument against from Brooks Pace. Residents need to be proactive with their complaints to Mark Long at the Public Service Commission.
- e. Joyce Gaufin reported on the comments received at the DVLA Café meetings held in August. She will prepare a written report of comments and ideas for all to read. She is also planning for more meetings in September and will post those dates on the website. Joyce feels that these meetings were very successful as an outlet for communicating the desires and concerns of the citizens of Dammeron Valley and to facilitate future planning for the community. It was suggested that a representative from each of the subdivisions be elected to an advisory committee to the DVLA for the revision of the CC&R's for their particular subdivision. Joyce then **made a motion** to open the subject to the floor for further discussion. The motion was **seconded** by Joel Burnham and **passed** by all.

Some of the comments were that the meetings were helpful and gave the impression that something was actually happening. The meetings were a fun and cool way to get acquainted with others in the valley. The valley seems contentious at times but is mostly united in their wants for the future.

- f. A meeting was recently held where assignments and the formation of a committee to report to the Board on the issue of trail access. The Board will then communicate the findings of the committee to the developer.
- g. Publication of a monthly newsletter was discussed. Ideas for content will be welcomed. The first newsletter will be on the back of the water bills going out in early September. The newsletter will also be posted on the website and perhaps printed to be available at Board Meetings.
- h. The status of the county performing road repairs was discussed. The immediate need for pothole repair was noted. It was suggested residents flood the county with complaint calls otherwise the repairs are not scheduled until next year. Bob Allan said that he would make a call to the county road commission on behalf of the DVLA to see if he could move them along.
- i. The responsibility for weed control along the roadways was discussed. Brooks Pace said he would take care of the weeds around the mailboxes. The SSD will take care of the firehouse and park areas. Bob Allan said that he would include in his discussion with the county road department the need for them to spray along the roadways and the sewage treatment area.

## OPEN DISCUSSION

The water rate increase and the management of the DV Water Department was discussed. The rate increase was solely about the need to have a reserve fund in place in case of catastrophic equipment failure. There is no current reserve fund. The developer said that he could have a fund built in a matter of two years if they let him use his rate schedule. The State felt that the need was too important to wait that long and passed the rate increase they proposed.

There being no further business, AB Johnson **made a motion** to adjourn the meeting which was **seconded** by Lou Echols and the meeting was adjourned.

Reported by:

Lynda Charlton, Secretary