

# **DAMMERON VALLEY LANDOWNERS ASSOCIATION, INC.**

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## **DRAFT ANNUAL MEETING MINUTES MAY 16, 2015**

Board Members attending: Bob Allan, Joel Burnham, A.B. Johnson, Craig Meyocks and Ken Mandell

Landowners: A quorum of those present is required to conduct business. A total of 170 votes, including proxies, were counted during the meeting. 87 constitutes a voting quorum.

### **WELCOME, FLAG CEREMONY**

The meeting was called to order at 8:00 A.M. by President, Bob Allan. The president thanked Hallie Meyer and her helpers for their efforts setting up the refreshment station. The Boy Scouts were not available to conduct the flag ceremony so Bob read a poem regarding the meaning of the American Flag and after asked for 30 seconds of silence in remembrance of those who have fought and died in service of our nation. There was a request from Carig Meyocks to proceed with the Pledge of Allegiance. Craig Meyocks *made a motion* to approve the agenda for the meeting which was *seconded* by Joel Burnham and *approved*. Ken Mandell *made a motion* to approve the minutes of the April Board Meeting which was *seconded* by A.B. Johnson and *approved*.

### **PRESIDENT'S MESSAGE: Bob Allan**

President Allan thanked outgoing Board Members, Craig Meyocks and Ken Mandell for their service to the community and presented them with an appreciation gift.

He then talked about the features of the new website, landowners can make comments or file formal complaints regarding CC&R violations or make suggestion that the board can address. One major concern noted was speeding on our roads and not stopping at posted stop signs. This practice by many residents that could have a potentially fatal consequence.

It was noted that of the total dues collected this past year there were only 8 landowners that did not pay and 6 that are at the attorney for collection.

The Ranches and the Meadows subdivision CC&R's are due to expire in 2016 and the Board would like to work with those subdivisions to help revise their CC&R's to meet every landowner's requirements.

As a final note President Allan expressed his heartfelt thanks to all of the volunteers over the year who have worked so hard with improvements to the community and to those who make our social events so enjoyable for everyone.

### **TREASURER'S REPORT: A.B. Johnson**

A.B. Johnson *made a motion* to approve the following bills to be paid: \$1200 to Jerry Greenwell for the entrance artwork, \$333.82 to Hallie Meyer as reimbursement for Easter expenses, \$2340 to UBI for D&O insurance, \$25 to Infowest for monthly web service, \$570.01 to Lynda Charlton for May salary and reimbursement for supplies, \$650 to Savage, Esplin for producing the financials and \$1000 to Pope Engineering for the plot plan of the park, for a total of \$6118.83. Craig Meyocks *seconded the motion* and the *motion passed*.

Mr. Johnson talked about the two CD's and future investment possibilities. He then asked the landowners to approve the new budget noting that if the new budget is not approved the old budget would then become the working budget for the coming year. There was some discussion about the status of the reserve funds. Mr. Johnson thanked the efforts of the new Secretary, Lynda Charlton. It was asked why the financial reports were not sent out to the landowners with their ballots. This year, the financial report was prepared by the accounting firm of Savage, Esplin and Randall and was not ready in time for the mailing but was posted on the website two weeks prior to this meeting. There was a *motion* from Bruce Blankenburg to post the Profit & Loss Monthly Budget vs Actual on the website every month, Sherry Mandell *seconded* the motion which was *approved*.

There was a question from the floor regarding the \$11,000 line item for Community Center repairs and maintenance. Craig Meyocks answered that he had gotten bids to replace the noisy swamp cooler with a more efficient wall mounted heat/air unit, level the floor, and replace the overhead rollup door with a framed wall and French doors. These improvements being for the safety and comfort of those who use the Community Center on a regular basis. The Community Center is the only asset of the DVLA and is mostly maintained through donations and the efforts of Mac Thompson, specifically and the Board feels it is important to have this building available for the entire community to use. He expressed his thanks to Mac Thompson for his time and to Laurie Barker and Robyn Jensen who both hold classes twice a week in the Community Center. There was a comment from the floor regarding the idea of building a new expanded Community Center. A raise of hands showed a 50/50 interest in future development and the Board is open

to ideas on this issue.

### **FIRE CHIEF'S REPORT: Maciej Szczerbiak**

Chief Szczerbiak thanked his crew and their families for all that they do to serve Dammeron Valley. The crew receive about 26 pages a day that interrupt their families as well as themselves. Someone is at the station every Thursday at 6:30 A.M. to answer any questions residents may have. During the year 2014 there were 142 responses from the crew and 42 from January to present this year. There was one structure and one car fire. 98% of calls are medical responses by the EMS. In 2013 there were 9 life flights from the area, mostly from mile marker 14 near the flashing deer sign, there was only one so far this year. 2015 is expected to be a "good year" with low wild fire prediction.

There have been radio problems this year. The State regulations have changed requiring more classes and certifications for the crew. The biggest challenge this year is the inspection by the ISO (Insurance Service Office) who are responsible for rating areas to determine homeowner's insurance rates. We are currently rated a 4 but hope that will be lowered to 3 this year which will result in premium rate changes that will benefit all landowners in the community.

### **PROPOSED 2015/2016 BUDGET**

Sheri Mandell *made a motion* to reduce the proposed dues of \$50 annually to \$5 annually per landowner and to use the \$46,000 in reserve funds to fund the remainder of the budget. This motion was *seconded* by Amanda Ballif. President, Bob Allan noted that \$22,000 of reserve funds are in this proposed budget and the rest is being held in reserve in case of emergencies. A.B Johnson again reported on the two CD's and their value. He noted that of the \$46,000 in liquid reserves (savings) will be partly be used (the \$22,000) to draw down the amount of reserves and help fund the proposed budget. There was some discussion about a long term plan for improvements and possible construction of a new Community Center. Craig Meyocks noted that per the By-Laws, the voting today is for THIS budget as presented and not any changed version. If you chose not to vote for the proposed budget as presented, then the budget will revert to the current budget, in essence keeping the annual dues at \$60. Sheri Mandell *reversed the motion* she made as does **the second**, the motion dies on the floor.

### **TRUSTEE NOMINATIONS & CANDIDATE STATEMENTS**

President Allan called for nominations from the floor to replace two outgoing board members. The nominations were: Michael Foot, who declined. John Wallace who accepted and whose nomination was seconded; Joyce Gaufin who accepted and whose nomination was seconded; Lou Echols who accepted and whose nomination was seconded. The three nominees made a short statement about themselves. The volunteers retired to count the votes.

### **REPORTS**

#### **Architectural Review: A.B. Johnson**

A.B. Johnson personally thanked Ken Mandell for his year of service and experience on this committee. There has been a lot of activity in the valley during the past year. New homes finished, barns built, a new garage, several sheds, roof replacements and fences. Just a reminder: if you have a project planned or want to bring in a container you must fill out the proper form, which is available on the website, and submit it to this committee for review and approval. Each project or container must be approved individually beforehand. These forms and the approvals and completion notes are filed for each lot for future reference.

#### **Public Safety: Craig Meyocks**

Craig Meyocks reported on the improvements made at the entrance corners with new art work and lighting coming soon. He thanked dog owners who are using the supplied baggie posts to keep the park area clean of droppings. He noted that the valley is on the county schedule for road repair in 2016, but encourages landowners to call the county and the BLM to voice their concerns regarding road conditions and scheduled burns.

#### **Developer and Water Report: Brooks Pace**

Brooks Pace reported this to be the 38<sup>th</sup> annual meeting, the first was held in 1977. He asked if there was anyone present who had attended that first meeting. The most recent being 1985. Brooks thanked Bob Allan for his poem and for the moment of remembrance to fallen soldiers. He also thanked Ken Mandell and Craig Meyocks for their service on the Board and in the case of Craig, his service on the Special Services Committee, they have both been great to work with.

Brooks then gave a short report on the acreage being bought and developed into vineyards and eventually a winery. He noted that the ISO rating is a HUGE accomplishment for the valley and has led to our great fire and emergency service crews and equipment. The potential withdrawal of the Meadows and Ranches subdivisions from the DVLA is problematic for the valley and though he is not a champion of incorporation wants to fully support the DVLA as our form of a cohesive governmental control system. He suggests that the budget for community beautification should include weed control, especially along the roadways. A consistent program of spraying can eliminate puncture burrs and other weeds forever. He noted that the entrance beautification projects look really great.

He went on to give an overview of the slowly moving Store/Real Estate Office/Post Office project. This project will have the same look as the Red Dog across the street with wood siding, flat roofs and solar paneling. The first phase will be the Real Estate Sales office with attached rental spaces. The second phase the store with gas station and small boutique stores. There will be three buildings in total.

The zoning for this project is being worked on presently. Brooks is a major advocate for night sky lighting and incorporate that philosophy in the construction. He also reminds landowners to shut off their outside lights at night and close their curtains against inside light as to respect the night sky which is still amazing.

Brooks gave a short report on an ancient architectural discovery made recently in the valley that will be reported on the website as well as the state and local news. It is what is known as a "pit house" and is assumed to be about 6000 years old and is located on State owned land. The State will donate the site to Dammeron Valley Corp, who in turn will donate it to the Architectural Conservancy District. The 10 foot deep pit is currently uncovered and can be viewed but will soon be covered and marked an important archaeological site.

Brooks Pace gave a lengthy overview of our water system, reporting that we have a uniquely secluded and very secure water source in an aquifer under Pine Valley Mountain which contains trillions of gallons of water. There has been great thought and redundancy built into the delivery system for the valley, including backup generators and pumping stations. He discussed the recent request for a water rate increase based on a usage tier system which is currently at odds with an across the board flat rate increase that the County would like to propose.

There was discussion on the BLM's Scorched Earth Program where crews come in and cut down trees and clear sections as fire breaks in case of wildfires. The problem is that the piles of cut trees are not being attended or watched as they are burned. Another problem is that grasses grow up in areas where trees have been cut and grass fires are very fast moving whereas burning trees are easier to put out. All landowners are encouraged to contact the BLM and the County with their concerns on this subject. The bigger voice of the DVLA should also make itself heard.

### **DISCUSSION/COMMENTS FROM THE FLOOR**

Gary Jensen recognized and thanked the current board for their dedication and service to the community.

Mac Thompson gave a short presentation on the Firewise Program of tree trimming and weed abatement. He pointed out forms located by the mailboxes that can be completed by the landowners documenting their time and expense in prevention which when submitted will be matched in dollars spent by the State for the same purpose.

Hallie Meyer suggested that in an effort to save postage expenses the DVLA do away with self-addressed, stamped envelopes for voting purposes. The Board agreed saving postage is important but that the expense is worth it if it means more and faster return of ballots.

Rick Johnson encourages all owners in the Meadows Subdivision get together a committee to work on the revision of their CC&R's in a timely fashion so they can be approved and filed prior to their expiration.

### **VOTING RESULTS**

After double verification by the ballot counting committee the results of the vote were as follows: Approval of the 2015/2016 DVLA budget 140 yes, 30 no. New board members voted by majority were Joyce Gaufin and Lou Echols. Welcome new members, you will be initiated at the next regular monthly meeting of the Board of Trustees which is on Tuesday, May 26, 2015.

There being no further business this meeting was adjourned.

Reported by:  
Lynda Charlton  
DVLA Secretary