

Dos Rios III HOA

February 8, 2024

Good Day members,

I want to share the news from our last HOA Board meeting and let you know the time and place of the next Board Meeting.

At the November 7th meeting, the Board heard discussions and reviewed all the written comments received from members concerning the adoption of the Rules and Regulations Required by Colorado Common Interest Ownership ACT (CCIOA). CCIOA are the CO State statutes enacted to protect homeowners and set limits on what HOA's can and cannot do. Following discussions, the Board unanimously voted to adopt the rules and regulations as recommended by our attorney.

In other business, the Board heard from one of our homeowners, Jeff. He would like to bring attention to all of the homeowners in Dos Rios 3 of the danger of wildfire. We generally think this may never affect us. Jeff previously owned a home in Superior, CO and their family never considered their neighborhood would be at risk. Their former house and over 1,000 neighbors and businesses were completely destroyed in the Marshall Fire of December 31, 2022. Many homes might have been saved if they had managed what wildland firefighters call "*Defensible Space*". Information on how to protect your home and property (creating defensible space), can be found at the Colorado State Forest Service website, <https://csfs.colorado.edu/wildfire-mitigation/protect-your-home-property-from-wilfire/>. The local Colorado State Forest Service Office can also provide information and may be able to help you get an assessment of your risk. The possibility also exists of developing a Community Wildfire Protection Plan with Colorado State Forest Service.

Jeff also wanted to remind people that many of those homes destroyed in the Marshall Fire were underinsured and what they were insured for would not cover the cost of rebuilding. Here in Gunnison, with housing values skyrocketing, it would be a good idea to check your homeowner's insurance policy and make sure your coverage is enough.

In other Board Action, Doug Gorman was appointed to see if a solution can be negotiated with Dos Rios Golf Course on returning access to Hartman Rocks through

the use of the bridge across Tomichi Creek. We will keep you informed. As we are working with the golf course to keep access, we want to follow their rules as signed. We want to show we can be a good neighbor and enjoy the trail access with minimal impact to the golf course.

The next Board meeting will be held at the Gunnison County Library, Room D on March 12, 2024 at 4:00 PM.

Sincerely,

Mark Hatcher

Mark Hatcher
Dos Rios 3 HOA President

**Dos Rios III HOA Board Meeting
March 12, 2024 4:00 PM
Gunnison County Library - Room D**

Agenda

1. Roll Call of Board
2. Proof of Notice of Meeting.
3. Reading and approval of any unapproved Board minutes.
4. Report out of Committees and work items.
 - a. Covenant Committee
 - b. Weed Committee
 - c. Mailbox update
 - d. Sign replacement and new signs
5. New Business
 - a. Placing some funds in our HOA Checking Account into a CD to earn better interest.
 - b. Renting a large dumpster for Spring Clean-up of members lots.
 - c. Purchase of speed limit radar sign and replacement of missing signs.
6. Adjournment

Covenant Committee

The following people are on the Covenant Committee which is reviewing the existing covenants and making recommendations to the board. Any changes to the covenants will need to be voted on by the membership. To be adopted the change must receive a yes vote from 75% of the members in good standing.

If you wish to give input to the Committee please contact any one of these members.

Sean McCormick - HOA Board Representative

Jennifer Kermode

Russ Halprin

Jeff Wilkinson

Perry Anderson

Jim Macallister