

Dos Rios III HOA Board Meeting Minutes

03/12/24, 4:00 PM

Location: Gunnison Public Library

Standing Agenda

1. Roll Call of Board
 2. Proof of Notice of Meeting. Letter sent out dated XX
 3. Reading and approval of any unapproved Board minutes
 4. Proposed Regulations for CCIOA
 - a. Summary of written comments that were received
 - b. Discussion of Comments
 - c. Any proposed Changes
 - d. Board Vote
 5. New Business
 6. Adjournment
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Attendees

Board Members:

Mark Hatcher – HOA President

Sean McCormick – HOA Vice President

John Nelson – Secretary

Property Owners:

Bill Dowis

Angeline harty

Keens

Jim McCallister

Michael Lovato

Meeting Agenda

1. Roll call. 4:03 p.m. meeting called to order; quorum established.

2. Proof of notice of meeting completed. Letter went out 2/13/24.
3. Reading and approval of 11/7/23 Meeting Minutes completed. Unanimous approval.
4. Committee Reports
 - a. Noxious Weed Committee. None.
 - b. Covenant Committee. Sean has gone over previous covenants. Need updating based on amendments. Putting covenants into a new word document to make it a living document, DRII name updated, Bylaw committee will identify covenants that need to be reviewed and potentially changed. Sean is still in the process of identifying and confirming members. Members will start looking at which covenants need ammendment. To amend the covenants, we need 75% of membership, we have 3 guiding documents, bylaws, rules and regulations, covenants.
 - c. Architectural Committee.
 - d. HOA Financials. \$38K presently in checking. \$2,300 in dues received. \$2,700 spent on general costs, fees, etc.... Doug doing taxes for the HOA free of charge.
5. Discussion of old and unfinished business
 - a. Mailbox / roads improvement. Sean had a meeting with County this week. Gunnison still does not have a Postmaster. The county proposal to move mailboxes has inherent issues. Tom (postal deliverer) doesn't think that proposed mailbox move will work that well. Sean doesn't think the county proposal is that great. Still at ground zero. County should just do some shoulder work, better yet, get the areas paved. Fairway needs repaving; Sean will inquire.
6. New Business
 - a. Homeowner new business – None.
 - b. Budget. The HOA is looking to put our money in a CD to earn interest.
 - c. Renting a dumpster for spring cleaning. Mark received quotes: Waste Disposal - \$575 plus \$335 initial delivery charge and \$83 / ton for disposal. Golden Eagle - \$1,105 dollars one time charge. Where to park it? Park on shortcut in middle of neighborhood? We can leave it there until its full then call for removal. We should establish what can / cannot be put in the dumpster. Idea: Establish a neighborhood cleanup day. Target dates: May / June. Consider a Fall date? Mark looking for volunteers to lead the effort. Motion made to approve dumpster expenditure, unanimously approval.
 - d. We need an email list of homeowners. Idea: Next newsletter – ask for email addresses. JN – will inquire with Rob about setting this up.

- e. Quote for signage related to speeding. Mark got quotes. Solar powered signs are \$3,400k from several vendors and Amazon. Looking for volunteers to identify optimal sign placement and obtain homeowner consent. Need to check with the County on install, specs, etc. Sean met with the County which had temporarily deployed mobile speed limit signs on Fairway Ln. in the past. The signs come with a 2-year warranty on the sign itself and 1 year warranty on the battery. Cost roughly equates to one year of total annual membership dues for each sign. Motion to approve contingent on county approval: Unanimous. Question: Have temporary speed bumps ever been installed? No.
 - f. Homeowner Question: Are members good about paying dues? Board response: Yes, as the association currently only has two 2 members outstanding.
- 7. Set date for next Board Meeting: (Date), 4:00 p.m. Gunnison County Library. Target Date for next HOA letter: (Date) June 18th, 4:00 p.m.
 - 8. Adjournment: 5:05 p.m.
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