

## 7/31/24 – Dos Rios 3 HOA Board Meeting

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### **Standing Agenda:**

1. Roll Call of Board
  2. Proof of Notice of Meeting
  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

Doug Gorman – Treasurer

Perry Anderson

Jennifer Kermode

Jeff Wilkerson

Call to order: 4:12 pm

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### **Signage:**

Speed limit Sign update – Mark has been obtaining updated quotes. Mark trying to find vendors that accept Payment via check or wire transfer, has been difficult.

The Treasurer should investigate getting a debit card.

Will have \$27K remaining in bank account after purchase of signs.

Dumpsters- board discussed having 2 separate dumpsters next Spring, one for green waste, one for garbage.

**Weed Committee:**

3<sup>rd</sup> house on river side of Tomichi Trail – terrible with Canada thistle.

Sean M. will reach out to Gunnison County contacts.

JN provided update on weed control completed at 795 Fairway Lane construction site.

**Architectural Committee:**

Mark – it's been busy. Decks, fencing, siding, requests have all been approved.

Notifications go out by email regarding approvals.

**Treasurer / Budget:**

Talk about cycle for when dues are due and paid.

We currently have \$38K in bank account.

CDs are currently around 4.2 – 4.5% return. BMO has a 23-month CD offer at 5.25%. We have not set up CD yet, should do that soon.

The Board cashed out of our last CD before Sara Vick left office.

The Board's DNO or liability insurance lapsed. Mark and Doug are trying to get insurance. The last premium was \$650. We've had no coverage since February of last year, been without insurance for a year and a half.

Discussion to raise the dues. Board should pass a budget, then take to the membership. The membership would then have the ability to vote on an increase.

We're currently on a calendar year, JAN-DEC. Current dues cycle is Oct 1<sup>st</sup> through September 31<sup>st</sup>.

We typically send out dues in August.

**Sean made Motion** to produce 2025 budget will start January 1<sup>st</sup> (Fiscal Year). Propose \$50 / year.

Mailing will go out DEC.

Doug Gorman – house selling Aug 18<sup>th</sup>, must resign. However, is willing to assist with bookkeeping until a replacement treasurer is identified.

Mark - Board can appoint a new Treasurer.

Move to an electronic payment system.

Mark – motion to keep Doug on as Treasurer and research finding a backfill / treasurer in the interim.  
All in favor; unanimous approval.

Possibilities: Kathy McCallister?

Doug Gorman - Motion to approve lowest of two insurance bids up to \$1,000. Motion and second.  
Unanimous approval.

Doug mentioned we can start billing via Quickbooks.

### **Covenant Committee:**

Sean sent out email to committee regarding dates to meet. Trying to find a good time to meet that worked for everyone. Shooting to meet Tuesday, August 6<sup>th</sup>, @ 5:00 pm.

Committee Members: Sean McCormick, Jim McCallister, Jennifer Kermode, Perry Anderson, Mark Turner, & Jeff Wilkerson.

3 sets of comments received thus far. Committee will discuss those.

Jennifer is willing to facilitate a Zoom call to meet.

Russ inquired if covenant committee is holding up enforcement. No. Current covenants are enforceable.

Mark – the board has sent a few letters following receipts of complaints.

Perry – what happens? Any changes would need to be reviewed by Jacob With. The Board will take it to the ownership for a vote. Written consent of the owners of 75% of the lots within the subdivision (Per current Covenants, 22. AMENDMENT)

Perry inquired if there is a limit for a vote to culminate?

HOA letter would go out to homeowners. Ballot vote by mail – or by website.

### **New Business:**

Mark Hatcher – Annual Meeting, typically in mid-September. Set date of September 24<sup>th</sup>, Tuesday, 5:30 pm. Meeting at Golf Club.

MH motion to approve – Sean motions, JN second, all in favor.

Mid-August letter should go out.

JN – Talk to Rob Strickland about developing an online directory.

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Meeting adjourned at 5:17 p.m.

