

DR3 HOA BOARD MEETING  
8/9/25, 1600  
Starbucks, Gunnison Colorado

Note: Meeting was originally scheduled at Gunnison County Public Library at 4:00 p.m., however there was a missed understanding as the library closes at 4:00 p.m. Board member awaited any residents arriving to attend the meeting, then decided to move the meeting to Starbucks.

Attending:

JOHN NELSON  
MARK HATCHER  
SEAN MCCORMICK  
RICHARD HAYWARD

Meeting Call to Order: 1619.

Proof of Notice. Email and letters sent out one month ahead of meeting.

Last Meeting Minutes - Not available, will be approved at next Board Meeting. J. Nelson will send meeting minutes to board members ahead of time for review.

Committee Updates and Discussion:

A couple of residences have been identified with yards in disrepair. The board will look to send letters.

American Family Insurance - dropping DR3 policy. No explanation. End of August. Mark will be checking with State Farm to obtain quotes for a new policy. Preference is to go with a local provider.

Architectural Committee (Hatcher):

Minor requests received since last meeting with little activity. Committee approved window replacement request.

Covenant Committee (McCormick):

Sean provided background and updates on Covenant Committee progress regarding draft revisions. Jacob With (Counsel) provided review and comments on the draft document, and there are few items the board discussed and would like to clarify with Jacob With.

Sean M. Made motion to schedule an in-person meeting between board members and Jacob to clarify several items in the draft covenants and his email comments regarding CCIOA. All in favor, unanimous approval.

Annual Meeting:

Tentatively schedule for Thursday, 9/25/25. Mark will make the reservation. 5:00 pm

Meeting adjourned at 1715.