

DR3 HOA Board Meeting Notes

3/19/2025

Mark Hatcher
John Nelson
Sean McCormick - Calling in

Residents:
Kathy
Russ Halprin

Call to order, 1600

Proof of Notice for Meeting attached to annual billing.

Minutes read and approved. Unanimous approval.

Treasury Report - Mark Hatcher

Since annual meeting, only expenses are some legal fees and admin fees for sending out bills.

46 folks paid on line. Around 5-6 paid the old fashion way.

Board gets notices as to when payments are made.

With what's been deposited, we are just under \$30K.

~20 residents still haven't paid.

Sean McCormick - Covenant Committee.

Last met last fall. Good meeting with a large group of people in attendance.

Updates and changes to covenants ongoing. Ways for homeowners to approach architectural review committee, going to use a form. Will be a good tool moving forward.

1-2 issues still need to be hammered out.

Review - will go to board, then lawyer to ensure language, etc.

Early Summer - optimistic that committee will have covenants ready for homeowner review.

There are 25 sections.

How should comments be captured?

Present as a draft to residents or just as a final draft for for vote only?

Until a new set of covenants has been passed, existing covenants are still in place.

Covenants go back to the 80s...

Old Business:

Road Conditions - Martin Schmidt. Sean has notes regarding road surface improvements from last Fall. Road needs full overlay
Country funding currently inadequate.
County putting together a ballot initiative.
Avg. vehicle count is over 600, already paved, etc.
We could see a project in about 5 years if ballots measure is passed.
Can check with them regarding patching needs.

Russ inquired why the other speed limit sign hasn't been installed.

New Business:

Mark Hatcher - Public hearing for property change is tomorrow. Steven Westbay will be attending on behalf of the board and reporting back to the HOA. Taking 7 acres out of 120. Dunbar LLC out of Oklahoma owns property.

Wetland protections under County and Feds.

Mark Turner - treasurer needs to be here, not out of state. We want to discuss if we should replace Mark since he's not here.

Possible Treasurer - Kathy McCallister?

Idea: Could Mark continue to 'serve' the board in an advisory capacity.

Next meeting: 23 MAY, WEDNESDAY, 4:00 p.m.
Send out mailing NLT mid-April along with the newsletter.

Motion and a second to adjourn meeting, unanimous approval.