

DR3 HOA Board Meeting Notes

4/23/25, 4:00 p.m., Gunnison County Library.

The agenda is as follows:

1. Call Meeting to order, roll call and determine if quorum is present
 2. Proof of Notice of Meeting. Issued in Spring 2025 Newsletter emailed to residents and posted on the DR3 HOA website.
 3. Report of Committees
 4. Discussion of Spring Cleanup
 5. Discussion of Accessory Dwelling in relation to new state law
 6. New Business
 7. Set next Board Meeting date
 8. Adjournment
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Call to order: 4:05 p.m.

Attending:

Jim Johnston

Jim McCallister

Mark Hatcher

Sean McCormick

John Nelson

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Approval of Minutes from March 19 Board Meeting. Unanimous, all in favor.

President Updates (Hatcher):

DR3 HOA is down to 22 people who don't have registered emails and require hard copy mailings.

Spring Cleanup.

County doing Haz Mat day, April 25th, 26th. Last year DR3 had big dumpster on the corner of Fairway Ln and Tomichi Trail for Spring Cleanup, but it got filled up with green waste in a few days.

Cost: \$1500-\$1800 for a 30 yard container

6 points came late in the afternoon with a donation station.

City tree dump opens end of month.

Options for Spring Cleanup 2025:

- Find a dump trailer to haul green waste to tree dump?
- Initial - household waste only
- Followed-by, green waste?
- Or do 2 containers, 20 yard for green waste, 1, 30 yard water
- Possibly hire local contractors to collect and remove green waste?

Motion: Sean M. moves to approve 30 yard dumpster for household waste, followed by an additional dumpster the following weekend for green waste pick-up.

All in favor, unanimous approval.

Dates:

- Household waste, last weekend in Friday May, 30th through June 1st.
- Green Waste (20 yard dump) the following weekend, June 6th - June 8th.

### Architectural Committee Update (Mark Hatcher):

Some confusion regarding assessors dwelling act, attempt to ease housing shortage. Gunnison is exempt, does not meet guidelines. County can adopt, but it hasn't. Even if the county adopts it, the HOA does not.

### Covenants Update (Sean McCormick):

Big shifts: HOA would develop architectural review request form. Draft form is now available. Change from old covenants, but an improvement. Jim, Russ, and Mark Turner have been working on it, will take a few tweaks back to Covenant Committee.

Sean will email it back out to committee members. Sean also has draft changes for Covenant Committee. Need acknowledgement that changes were done via a process. Sean will also be meeting in person with people. Big issues: vehicles in driveways. Current covenants say 3.... Board may provide an exception request exemption, and how they plan to come into compliance. If outside, it has to be licensed and operational.

Limits to short term rentals - Sean found some language added to blank #14.

All of this (proposed covenant changes) will get legal review.

Will (DR3 BoD) will need to begin enforcing covenants once the revision are completed.

Discussion Question: Vote on covenants as 1 package or per individual covenant number / item?

Discussion Questions: Can we (DR3 HOA) put up a speed limit that says 25 mph? Potential issue with actual speed limit at 30 mph. Any new signage would need to reflect the current limit.

Doug Gorman is still assisting DR3 HOA with taxes.

Reminders will be going out regarding dues in upcoming newsletters.

Ian Polluso - DR3 GC grounds maintenance director.

DR3 HOA Architectural committee members: Westbay Bicknell, and Hatcher.

Next Board Meeting:

7/16/25, Wednesday, 4 pm, Gunnison CO library.

Meeting adjourned: 1719

