

Meeting of the Vallecito Valley Second Addition POA Board

01 August 2023

A meeting of the Vallecito Valley Second Addition Board was held on 01 August 2023. The meeting was called to order at 16:31 MDT and was held at 188 Boletus Creek Dr. / Bayfield, CO 81122. Members present: Charlotte Lindborg, Dane Reece, John Wilson, and Frank Pace. Mike Deveraux participated telephonically. Also present were Harold Retzloff, Karl Lindborg, and Kim Zetterberg.

New Business:

1. The first item of new business was to approve the reimbursement expenses for Frank to cover the catering of the annual meeting (\$333), lightbulbs for the entrance to VVII (~\$20), and a solar replacement for a light at the mailbox station (~\$35). Charlotte entertained a motion to approve these expenses, and John seconded the motion. Motion carried.
2. Posting of POA Board documents to the Vallecito Valley II website. Dane has access to the GoDaddy account but does not have the ability to post documents. We need to post governing documents, minutes, and notices of Board meetings. James, the web provider, is scheduled to be in town. We need to have James grant the ability for some members of the board to post these documents.
3. Personal vs. Board email addresses. John and Dane already have non-personal email addresses for Board use. Dane will work on setting up Gmail accounts/addresses for President, Vice President, and Member-at-Large accounts. This will allow the Board to conduct business outside of personal email addresses. Frank will keep the "Board" distribution list for the time being. John, Frank, and Dane will get together to talk about the "Board" distribution. John will send snail mail for ongoing requirements.
4. Approval of Policies and Procedures and Bylaws. Dane moved to approve both. Charlotte seconded the motion, and the motion carried. We need James to upload all of these documents to the VVII website.
5. Propane tanks. The Board is going to send a letter to those who are non-compliant. There was discussion about incorporating the requirements into the Design Review Standards. Dane moved to do so, and Frank seconded the motion. The motion carried. Frank is going to draft language and consult with the ARC.
6. Charlotte expressed the need to expedite inner Board communications. The Board agreed that each member would check email at least weekly, communicate when we would be unavailable, and if something urgent comes up, to notify the group via text message that action is required.
7. Mushroom Drive Emergency Exit. The Board discussed options for working with VVI on plans to develop the emergency exit and extension of Mushroom Drive. The Board decided not to pursue discussions with the Sheriff, La Plata County or other organizations for fear of bureaucracy. The Board also agreed that we would not intervene with VVI violations of easement requirements, parking in the easement, etc. The Board agreed that Charlotte would contact the VVI President and arrange a meeting of both Boards, and Danette Bartholomew, who has done extensive research, would be invited to present. Justin McCarty is interested in this project, as it would save wear and tear on his machinery during the snow season.

8. Design Review Standards. The draft has been reviewed by the Board and is going back to our attorney. There was substantial discussion regarding the “20 Day Rule” by which we must respond to an owner regarding a submission. The requirement is that there is a complete submission before the 20 day clock starts. Any incomplete submission will trigger a pause in the process until a complete submission is received. John and Charlotte agreed to work on this document.
9. Tall Grass Letter. The deadline for remediating tall grass on lots has expired. Two notices have been sent to the community. We will be sending individualized letters to those who are still non-compliant, indicating that fines may be forthcoming if not remediated. The same holds true for those who have slash piles on their lots. As of the meeting, there were seven lots that were non-compliant. There was discussion about tall dead trees. This is not currently covered in our governing documents.
10. Filing system. The Board agreed that we would move forward with Google Docs so that all Board members have access to shared files, including governing documents, minutes, notices, letters to owners, etc. The Board agreed that any hard copy documents from previous Boards would not be back-scanned.
11. Frank brought up the idea of mosquito spraying as a result of input from several owners. The Board discussed it and decided that it would not be pursued at this time.
12. Bank Change. Charlotte moved to migrate the Board’s banking functions to Vectra Bank based on the research that Dane has done. John seconded the motion, and the motion carried.
13. Road Maintenance. The Board is still in the process of getting a signed contract for snow removal and road maintenance. Justin McCarty is in agreement of the fees that the Road Committee presented. The road has been back-pulled, and we are scheduled to get mag chloride treatment on 05 August. The only record of what we are going to be billed for this is Robert Little’s email, which indicates that we will be billed \$5,000 for mag chloride and \$2,500 for road maintenance. The proposed contract includes both snow removal and annual road maintenance.
14. Response to Shurts’ Letter. The Board agreed that a broadcast email should go out indicating that any property (fences, rocks, trees, etc.) that are in the road right of way may be damaged during snow removal, and that neither the contractor nor the Board will be responsible for damages. During especially harsh winters, cul-de-sacs are of special concern due to the limited space in which snow can be deposited. Frank will write a response letter to Tony and Nancy Shurts.
15. Tarps. There was discussion about implementing requirements on the colors of tarps. We have received communication from some owners that the use of marine blue tarps should not be permitted. There was discussion amongst the Board about long-term vs. short-term tarps. The issue will be referred to the ARC.
16. Kim Zetterberg brought up the issue of an automatic starting of the water pump when power goes out. It is currently manual. A member of Upper Valley Sanitation is tasked with starting the backup generator when the power goes out, however, that person is not always available. Frank will talk to Upper Valley Sanitation.
17. Dane brought up insurance. John provided Dane with a contact for an insurance broker.

John moved to adjourn the meeting, and Dane seconded the motion. The meeting adjourned at 18:48 MDT.