

April 17, 2025

DRPOA Board of Directors meeting

Board members in attendance:

Wade Hiers

Paul Swenson

Barb Pleva

Jane Spooner

Members in attendance:

Mike and Cathy Rheinberger

Tom Wasburn

Meeting Start: Wade called the meeting to order at 6:07 PM on April 17th.

Roll Call: Wade confirmed the attendance of board members and members both physically present and via Zoom, ensuring all participants were acknowledged.

Approval of Minutes:

Motion to Approve: Jane made a motion to forgo reading the minutes from the March 13th budget approval meeting and approve them. The motion was seconded and agreed upon by all members present. The minutes will be posted on the website as soon as possible.

Stairs to Open Space Project:

Wade and Jane discussed the stairs to the open space project, noting that the estimate from Asanchez remained the same at \$6000. The contract was signed with work expected to start in a couple of weeks, though no firm date has been set.

New Legal Representation:

Wade announced that the board has secured a retainer with Turner Law, with Doug Turner and Sarah Pizzo as the association's legal representatives. Sarah, being a junior associate, will handle most matters to keep costs lower. The firm also provides access to legal assistants and paralegals at lower hourly rates for legwork activities.

Website Updates:

Wade mentioned that the board will have working sessions to discuss potential minor changes to the website, with the assistance of Andrea Swenson, while ensuring not to overwhelm her with work.

Committee Membership:

Wade emphasized the need for additional members for various committees, particularly the hospitality and outreach committees, and encouraged suggestions for potential volunteers.

Hospitality Committee: Wade highlighted the critical need for additional members for the hospitality committee, as it currently has only one member whose home is under contract.

Outreach Committee: Wade mentioned that the outreach committee has three members, including himself and Matt Adrian, and emphasized the need for more volunteers to assist with tree and forestry work in the community.

Volunteer Appeal: Wade encouraged suggestions for potential volunteers from the community to join the hospitality and outreach committees.

Turnaround Projects:

Wade and Mike Rheinberger discussed the turnaround projects, noting that two engineering firms will provide separate bids, and a surveyor will be brought in to perform the necessary survey work. A surveyor will be brought in to perform the necessary survey work required by the engineering firms to develop their designs.

Property Owners: Wade and Mike emphasized the need to contact property owners before the surveyor begins work on their properties.

Fire Department: Wade clarified that the Elk Creek Fire District emphasized the importance of having turnarounds for their fire trucks to ensure safety and efficiency, though they did not threaten to withhold service.

Assessments:

Jane reported that all past due dues and special assessments have been received, and 25 out of 42 property owners have paid their dues for 2025. Reminders will be sent closer to the deadline.

Title Company Requests:

Wade explained that title companies are requesting comprehensive information packages for home sales, and the board will prepare and maintain these packages to

streamline the process. The requests include financials, newsletters, and other documents.

Potential Charges: Wade mentioned that the board might consider charging for the preparation of these packages, though this cost would likely be deferred to the seller.

Meeting Adjournment:

Wade made a motion to adjourn the meeting at 6:29 PM after confirming that there were no further questions or comments from the members, seconded and approved.

Follow-up tasks:

Legal Representation:

Document the new legal representation details and update the community about Turner Law's involvement. (Wade)

Website Updates:

Plan and schedule working sessions to discuss and decide on potential minor changes and tweaks to the website. (Wade)

Hospitality Committee:

Identify and recruit new members for the Hospitality Committee, especially considering the current member's home is under contract. (Wade, Jane)

Outreach Committee:

Identify and recruit new members for the Outreach Committee to assist with tree and forestry work within the community. (Wade)

Turnaround Projects:

Contact property owners to inform them about the upcoming survey work for the turnaround projects and obtain their approval. (Wade)

Title Company Package:

Compile and maintain a comprehensive package of information required by title companies for home sales, and consider implementing a charge for this service. (Wade, Barbara)

T.Jane Spoone

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