

**Dory Lakes Property Owners Association
Annual Meeting Minutes
August 22,2021**

1. Welcome & introductions

- a. Call to order, President
- b. Conduct of meeting
- c. Introduction of DLPOA members
 - i. Gary Sloneker (President)
 - ii. Maureen Stollhamer (Vice President)
 - iii. Whitney Donoghue (Treasurer)
 - iv. Jamie Sebold (Secretary)
 - v. Jim Modisher (Member at large)

2. Guest speaker presentations

- a. Timberline & Gilpin OEM
 - i. Liam Donaghue from Timberline shared fire safety tips
 - ii. Timberline is looking for volunteers and residents, no prior training is required. Currently have 4 volunteers at the Dory Lakes station.
 - iii. Paid staff at the station near Taggart's have helped improve response efforts. Call response time is now 8 minutes.
 - iv. Timberline typically runs around 700 calls per year
 - v. Change to fire restrictions for 2021: you can now have a fire on your property under stage 1 fire restrictions
 - vi. Trying to increase fire mitigation efforts in Gilpin County
 - vii. OEM has a grant for chipping within the neighborhood
- b. Colorado Department of Parks & Wildlife
 - i. Jennifer shared tips for living with mountain wildlife, especially bears
 - 1. "Bears are walking stomachs", bears live to eat so they can prep for hibernating
 - 2. 20% of weight is lost just through hibernation
 - 3. Average male bear is 275 pounds
 - 4. Bird feeders, suet etc attract bears- it's the #1 reason we see bear conflicts
 - 5. Bears tend to return to the same dumpster
 - 6. We need to learn to live with the bears and teach them the behaviors we want to see
 - 7. Bears typically leave in 5 minutes if they don't get into the can
 - 8. BearSaver trash can- push a latch and lift the lid at the same time (bears can't do this)

9. It's also recommended to wash out trash cans with ammonia periodically to remove the smell of trash

3. Officer reports

a. President

- i. The board purchased a memorial bench for Mary Sagona. It is now in the playground at Columbine Park.

b. Vice President

i. Neighborhood Watch

1. Maureen and Gary Duncan are current members
2. Looking for 2 new volunteers to join
3. Volunteers keep an eye on the neighborhood
4. Main issues currently are speeding as well as occasional theft at the mailboxes
5. Will be adding additional signage for neighborhood watch

ii. Fishing Club

1. Maureen is helping with distribution of fishing badges
2. 95 people have ordered fishing badges this year
3. We have been mailing or hand-delivering badges
4. The lakes have been stocked for the year and the fishing is good

c. Secretary: Review of 2020 Annual Meeting minutes

- i. Last year's annual meeting was conducted it all virtually, over Zoom
- ii. We were very lucky to have guest speakers from Timberline and the Gilpin County Sheriff's department
- iii. We had three board seats up for election at our last annual meeting and elected three new members to the board: Maureen Stolhammer as VP, Josh Young as Member at large, and Jamie Sebold as Secretary
- iv. Introduced a new Dory Lakes website with an online payment portal. Since then we've seen a good portion of our membership dues being paid that way.
- v. Discussed continuing revisions to our governing documents
- vi. Several members mentioned they were happy to see the new playground in the park and many of our residents using it
- vii. We discussed creating a memorial bench for Mary Sagona in the park
- viii. The full meeting minutes can be found on the Dory Lakes website at www.dorylakes.com

d. Treasurer: Financial report

i. FY 2020 Financials

1. Normal expenses included computer, internet, fishing club etc.
2. We also covered routine maintenance for park equipment, updated signs etc.

ii. 2021-2022 Budget

1. The annual budget is created using ballpark estimates based on previous year expenses
 2. This is assuming everyone pays their dues. To account for that (because we never get 100%) there is a line for bad debt / invoice right offs
 3. Water lease payment was around \$14k, which is typical compared to previous years (normally between \$13-\$15k)
- iii. Online payments
1. Introduced an online payment portal last year
 2. Roughly 60% of dues were paid online this year vs. 40% via mailed check
- iv. IRS
1. We were **not** paid up on our taxes and received several notices from the IRS
 2. Whitney worked with a CPA to understand what we owed (Dave Clark & Associates)
 3. The board is now current but it's important that we continue to pay taxes. Whitney's suggestion is to work with a CPA moving forward each year to file taxes. CPA fees are a few hundred which pales in comparison to the thousands that we would pay in penalties
 4. We should maintain electronic records moving forward, continue using quickbooks etc.
 5. With Whitney stepping down, she has put together a list of Treasurer duties for the incoming treasurer
 6. Suggestion from the community to highlight what is a recurring expense vs. ad-hoc or one time expense
- e. Architectural Control Committee- ACC (Jim Modisher & Dave Sprowls' report read by Gary S.)
- i. There are currently approximately 4 new homes that are under construction and another 2-3 that are in the planning stages. This is a slight increase from what we saw in 2020, but still considerably less than the new construction activity that we had in 2018-2019.
 - ii. The Architectural Rules, which are now posted on the Dory Lakes website, have now been updated and revised to reflect current Gilpin County zoning requirements, as well as to clear up some outdated information and language that was needed after abiding by the same rules that were written 40+ years ago. Thanks to our current Secretary, Jamie Sebold, the format of the document has also been updated to make it more current and easier to read. The main architectural guidelines and rules remain the same, but again with relatively minor changes to reflect current zoning regulations.
 - iii. We would like to thank everyone for being considerate of the architectural review process for all new construction and exterior renovation projects, and hope to continue receiving the communities continued cooperation in the future, as it only enhances the community's esthetic appeal as well as our property values.
 - iv. If there is anyone in the community with experience in design, construction, and/or engineering that would like to become a member of the ACC we would welcome your interest.

- f. Firewise Report (Dave Sprowls & Mike Plante)
 - i. Distributed FireWise brochures with tips
 - ii. The FireWise team mitigated 7 properties this summer
 - iii. Looking for volunteers to help with FireWise efforts going forward
 - iv. Working with Timberline on chipping efforts
 - v. For contact information, visit www.dorylakes.com/firewise-usa

4. DLPOA election

- a. 3 board positions are up for election this year
- b. Candidate Introductions
 - i. **Cindy Sovine**
Colorado native and lobbyist. Has experience working with state and local governments and mitigating conflict.
 - ii. **Anne Sweet**
Would love to serve the community and be involved in the neighborhood watch efforts. Is an artist and painted the Dory Lakes entrance sign.
 - iii. **Garry Brown**
Has been in Dory Lakes for 32 years, has served on the board previously. Feels strongly that ADUs and short-term rentals are not a good fit for our community.
 - iv. **Charlie Stranko**
Moved here in 2004 to be in the mountains where it's quiet. Worries if we progress too much, we will lose the quiet and upkeep of our surroundings.
 - v. **Rudy Garcia**
Served on the board previously and feels strongly about the new document revisions and out-of-the loop in terms of the process.
 - vi. **Gary Sloneker**
Current DLPOA president seeking re-election. Would like to continue serving the community and put effort into completing the governing document revisions.
- c. In-person voting and tally of proxy votes
 - i. **Garry Brown** and **Cindy Sovine** and **Gary Sloneker** received the most votes from the community and will be joining the board for a 2-year term
 - ii. Exact board positions for newly elected members will be decided by the board in the coming weeks
 - iii. This was a very close election and the results are not considered official until the votes have been re-tallied and certified