

Dory Lakes Property Owners Association

Meeting Minutes: October 25, 2022

Attendees: Gary Sloneker (President), Gary Duncan (Vice President), Gregg Young (Treasurer), Kiona Versailles (Secretary), Jodi Duncan, Dave Sprowls, Jeanne Sprowls, Garry Brown, Jamie Sebold, Whitney Donoghue

1) Welcome

- a) Meeting Called to order by Gary Sloneker (President) at 6:30.
- b) Review conduct of meetings: Policy & Procedures.

2) Officer Reports

a) *President*

- i. Introduce Board
 - a) Four out of five members are present. Our member at large had a prior engagement.
- ii. Addressed the walkway that needed replaced due to rotted boards.
- iii. Recognition of the passing of Robert Oatman and extreme thanks to his contribution to the betterment of the community.

b) *Vice President*

- i) Neighborhood watch needing reenergized and to get more people involved.
- ii) Noticed trash collecting in yards, but it has since been removed and is a non-issue.
- iii) Fishing Club files indicate only 25 out of 41 boats at the lake are paying to store there. Recommend as a board we find a way to remedy.
- iv) We should establish a date for the next meeting before the end of this meeting.
- v) Winter Carnival: We need to decide if that is something to put together and set a date.
- vi) Would like to recognize National Night Out Day. First Tuesday in August used to promote police/community partnerships and participate.
- vii) Wants to review the water rights lease.
 - a. Gary S. Meetings used to be every three months before the documents were being reviewed. Suggested going back to that schedule.

c) *Treasurer Report*

- i) Just gained access to the QuickBooks account on Friday.
- ii) No new bank statements August-September. Will get that reconciled.
 - a. Gary S. Dues payments will be coming in. Gary can forward dues to Gregg. Also noticed many people not paying dues. The online payment option has helped. Suggested that we look into ways to remedy the issue. Find help for people who may need the finances? Find ways to encourage payment.
 - b. Gary D. Water lease, annual lease, payment question. How much do we make from the water lease?

- c. Whitney \$11,000-\$14,000 average received payment on water lease, which more than compensates for any non-paying members. Explained that when she was treasurer, they did not pursue members who did not pay. The board would pay attention on payment for rights to vote and sales of property being caught up, if behind.

D. Secretary Report

i) I finished the postcards and email blasts with Jamie on October 8th. The postcards were at a final destination preparing for delivery just a couple of days before the meeting. I did cancel the shipment of them since it was too late at that point. The board has been refunded and I will find a way to prevent this from happening again. I'm still not sure why there was such a delay in mailing.

a. Gary D. the email blasts did work. We do need to make sure there is a 10-day notice in advance for meetings with the postcards and on the bulletin boards. Offered to hang meeting notifications there.

b. Jamie will look for keys for bulletin. Secretary never received them. Jamie also mentioned that there are "how to" documents saved to assist with figuring out the transition.

c. Gary S. Addressed the deteriorating condition of the access road to the lake above Virginia Lane. Once winter hits, no one will be able to access. Also needing to replace the telephone poles on the walkway, they are rotted out.

d. Gary D. Availably on parking?

e. Gary S. Normally 1- 4 cars.

f. Gregg. One access road says public, one says private. We need to find a way to get them cleaned up and maintained.

g. Gary S. How much for road base?

h. Gregg. About \$2000

i. Gary S. We need to remove the bridge and work on access to roads next spring. New build was stopped up on High Point until they could submit paperwork to the architectural committee. The issue has since been remedied.

3) Member Input/ Open Forum

- a) Gary B. questioned whether there would be a new election.
 - i. Gary S. There will be no new election. No complaints have been filed. No letters submitted for a special meeting. Acting under the advice of the board lawyer, we proceed ahead as the board.
 - ii. Gary D. There will be no new election unless we are presented with 50% of signatures from property owners. We've had elections where people just held up their hands.
 - iii. Gary B. inquired if that only count for uncontested elections?
 - iv. Gary B. wanted to know if Gary S. knew how to run the meeting for the election.
 - v. Gary S. said he was running for the board, not on the board. Gary B should have appointed someone to assist with running the election. There is no defense on what happened but this wasn't caused by the current board.

- vi. Gary D. Reminds the room that we do not get personal here. The board is interested in moving forward in doing the best we can for the community without instilling our will. Suggested perhaps 50% is too steep of a number to ask for with the participation being low.
 - vii. Gary S. and Gary D. plan on leaving the board at the next annual meeting and are looking for a third member to do the same. That way it puts us on track for 3 open positions on odd years and 2 open on even years. Normally terms are 2 years but with members resigning early, all positions were open instead of just 2.
- b) Whitney. Wants to see the quarterly newsletter back. Print, website, email. Every member used to contribute and inform the community about what is going on in the neighborhood.
- i. Gary D. Quarterly meeting, newsletter right after?
 - ii. Whitney would prefer bimonthly meetings to stay involved. Quarterly newsletter completely separate. Cover road conditions, trout news. Would like to see attending meetings, fire safety and mitigation. Reach out to them, if they can't come try to get some pamphlets from them. Requested that we post the agenda in advance, try to stick to the agenda and rules of conduct.
 - iii. Gary S. Agrees with the newsletter.
- c) Gary S wants to move forward with planning community events. Movies, barbeques, etc. Halloween trick or treating event has happened up here for 17 years and was skipped for the past 2 years due to covid. Reminder to everyone that that is coming up.
- d) Gary S. brought up that the pumps are not working on the lake and that this has been an issue for the past two years. Gilpin County needs to be contacted to maintain the channel. 606 S Dory Lakes Drive water run will create a direct hazard and needs to be addressed.
- e) Gary S. wanted to thank the Timberline Fire Department. They have helped 2 times this week with his wife taking her to the hospital. Gary S. raised \$75 for the Timberline Fire Department at the community yard sale and hopes to continue that on.

Meeting adjourned at 7:33