

## **Dory Lakes Property Owners Association Meeting Minutes: December 7, 2021**

Attendees: Gary Sloneker (President), Maureen Stolhammer (Vice President), Cindy Sovine (Treasurer), Jamie Sebold (Secretary), Garry Brown (Member at Large), Rudy Garcia, Whitney Donohue, Patricia Chavez, Erin Sievers, Mike Ibrahim, Alex McConnell

### 1. Welcome

- a . Meeting called to order by Gary Sloneker (President) at 6:32pm
- b . Review conduct of meetings: Policy & Procedures

### 2. Officer reports

#### a . Secretary

- i. Review and approval of meeting minutes from the October board meeting
- ii. Update on document distribution & voting procedure:  
The board has been in contact with a local printer and plans to print and send out a packet of document revisions to members in January. The packet will include voting instructions with options to vote online or via mail.
  - a . Cindy S. suggests sending invoices with the document packet along with a flyer advertising the community meeting, but ultimately the group felt this may get too confusing for residents.
  - b . Garry B. would like to clarify with our attorney if the same process is necessary to make changes to the documents in the future.
  - c . Mike I. expressed interest in the specific issues that are changing with the new documents and also wondered if there is a way to prohibit short-term rentals if the amendments don't pass. Cindy S. explained we would default to our existing documents which don't specifically prohibit short-term rentals and would need to adhere to Gilpin County regulations.
  - d . Cindy S. expressed concern around getting 67% of membership votes and wondered if we doing ourselves a disservice by not separating the amendments. Garry B. pointed out that CCIOA requires 80% of membership votes but we are superseded by Colorado Law which requires 67%. Alex M. also expressed an interest in separating the amendments for voting.
  - e . Gary S. suggests a comment section on the voting form so we have an understanding of what members don't agree with if they vote "No".

- f. Cindy S. suggests setting a date for the community meeting to discuss the documents.
- g. Jamie S. suggests forming a committee to organize the community meeting. Cindy S., Maureen S. and Garry B. volunteered to organize community meeting and handle logistics such as day, time and location.

b. Treasurer

i. Taxes

- 2021 taxes have been paid with assistance from our accountant, Dave Clarke & Assoc.

ii. Additional accounting assistance:

Cindy requests the board's support to gain additional bookkeeping support from Dave Clarke & Assoc.

- Cindy explains that the accountant will work with QuickBooks to produce profit & loss statements for each of our board meetings at a rate of \$50/hr while Cindy would continue to perform other treasurer duties such as processing checks, cutting payments etc.
- Garry B. questions the annual cost and whether the board has a line item in the budget for this type of assistance. He also suggests the board review a statement of work in writing that includes the costs and duties of the assistant.
- Whitney shared from her experience as treasurer that the most time-consuming aspect of the role is processing invoices, which takes about 8+ hours a week. It's also necessary to record fishing badge payments and online payments, which may be difficult to outsource.
- Gary S. makes the motion to take \$500 out of the maintenance account for Cindy to have an analysis done for bookkeeping, not to exceed \$500 and Maureen seconded the motion.

- a. All 5 board members (Gary, Maureen, Cindy, Jamie, and Garry) voted in favor of the motion

iii. Financial statements

- Profit & Loss and Balance Sheet not shared

c. Vice President

i. Fishing report

- Maureen reports that she sent out a few fishing badges to residents in the first week of December.

ii. Neighborhood Watch

- Anne Sweet and John Duncan have volunteered to join the Neighborhood Watch and will each cover an area of the subdivision, which requires driving around and monitoring their respective area to ensure nothing out of the ordinary or dangerous is happening

d. Architectural committee

- i. Gary S. reports that he received an email from residents on N. Dory informing the board that they have permits together and will be sending their site plans soon, prior to starting construction. They are 5 feet short of the setback and are awaiting a response from the county to determine if he needs to comply with the setback rules.

### 3. Community guest speakers

a. Wanda Langenback: Holiday light contest in Dory Lakes

- i. Not present at the meeting to discuss

b. Terri Rylander: Propane savings

- i. Not present at the meeting to discuss. Terri was concerned that the cost of propane has gone up and is looking to get a community discount from Polar.

### 4. Member input / Open forum

a. Mike I. questions if the board can get budget to provide Gary S. with a better internet connection

b. The Dory Lakes entrance sign is not visible from 119- is there an opportunity to get a better sign right at the entrance?

- i. Gary S. to check with Gilpin County road commissioner

c. Gary B. suggests we record regular board meetings that take place over Zoom

- i. Jamie S. expresses concern that it may deter members who prefer not to be recorded from joining our meetings and we should aim to make it as accessible as possible for all residents.

- ii. Gary S. suggests we also may need to look into legal aspects of recording and distributing Zoom meetings.

Meeting adjourned at 8:41pm