



Dory Lakes Property Owners Association

P.O. BOX 666

Black Hawk, CO 80422

<http://dorylakes.com>

Dory Lakes POA Meeting Minutes November 14, 2023

Attendees: Gary Duncan (Vice President), Melanie Bleyler (Secretary), Gregg Young (Treasurer), Ryan Keenan (county representative, via Zoom), Yuliya Gostishcheva (via Zoom), Lyndsey Denton (Member at Large), Peter Mills (via zoom), Rudy Garcia (via zoom), Garry Brown (via Zoom)

1. **Call to Order** -Gary Duncan: 6:30
2. **Roll Call**- all Board members present except Gary Sloneker.
3. **Open Forum**(President) - No open forum discussion
4. ***Presentation of last meeting minutes** Melanie moved to accept minutes. Gary D. seconded. All approved.
5. **Presentation of reports**(copies provided to those present if requested)
 - a. Financials/balance sheet (Treasurer): met with accountant, Corrine Trunk, who is working to clean up books. Next meeting will present cleaned books. As of October 31, \$15,444.01 in checking, \$62,055.54 in savings. Biggest expense was insurance but did drop this year. Paid for electricity for park and for pumps.
 - b. Fishing Club/community work day(VP): no change in fishing club membership and boats. Community Work Day - Won Cho, Gary Sloneker, Gary Duncan did some work to clean up the park.
 - c. Architectural Committee (President/Dave Sprowls) - nobody on committee present
 - d. Events Committee (MAL) -
 - i. Garage sale & BBQ Oct. 1 - great turnout.
 - ii. Halloween event went really well - high attendance. Thanks to Wanda Langenbeck. Holidays in the Park Dec. 16 coming up, 2-4 pm. Flyers going out 1-2 weeks prior.
 - iii. March, Winterfest at the Lake - repeating since great turnout last year.
6. **Old/Unfinished Business**
 - a. Current status of electricity at the park - United Power was supposed to set poles today but didn't show. Contracted electrician to do work at pavilion to put in receptacles. Submitted request for permit with county for electrical work - waiting on that. Lyndsey will follow up on status of permit.
7. **New Business**
 - a. New storage building purchase (President, info only). The current storage building at park is full. Bought a new storage building similar to current one and

will be installed this week. One storage building will house the machines; the other one will house everything else.

- b. Trash/inoperable/unregistered cars (President, info only). Issue of excess trash and debris at many houses as well as unregistered cars which is in violation of covenants. Three houses were sent a notice - one has responded and will take care of it. Will follow up with another notice. They do have the option to put up a privacy fence so it can't be seen from the road but it cannot be along their property line.
- c. Lake water survey report (Ryan Keenan, Gilpin County, community input requested). Work is happening around the lake: surveyors, etc. Gilpin County has 2 well pumps that feed entire justice center, district courts, jail, community center, food pantry, etc. If they use more than they're supposed to, the state water commission requires that they augment into Ralston Creek. County has water rights to Dory Lakes and will use this water if need to augment into Ralston Creek. If they don't augment, state water commission will shut down the wells and thereby shut down the buildings. Water pumps failed or failing. Plans to create a wet well on south side of lake. Completed: site survey, environmental survey, soil borings, engineer investigative work. Will start working on design. Once they come up with design, contractors will schedule and host meeting to review design with residents of Dory Lakes. Meeting might happen around mid-December before holidays.
- d. Review of community by-laws/protective covenants (VP) (board vote). **Articles of Incorporation** filed with the state October 1997. Articles of Incorporation on website are dated 2011 but they were never filed.
 - i. Gary D. proposing updating and filing with the state. Article VI lists former board member as registered agent and his old home address in Dory Lakes. Will amend to have registered agent as current POA president with our PO Box as address. Gary D. makes a motion that Article VI changed from address of Charles Colberg to PO Box 666 Black Hawk 80422 and agent of record is current POA president. Lyndsey 2nds, all in favor, approved.
 - ii. Article VII - remove the section that discusses 7 board members. lists names and addresses of an old board. Remove this list so it stays up to date. Gary D. makes motion to amend to only include 5 board members and remove the list of names and addresses. Reference website for current members. Gregg 2nds. All in favor, approved.
 - iii. Article XI - name and address of incorporator included as well as his signature. This no longer needs to be part of the Article of Incorporation. Gary D. makes motion to remove the sentence referencing Robert C. Oatman and to include Gary Sloneker as president for signing. Gregg 2nd, all were in favor, approved.

By-Laws: current copies are not signed by anybody. Would like to bring these up to date as well.

- iv. Article II states that Annual Meeting must be on the 3rd Sunday of August. Gary D. makes motion that sentence amended to read that the Annual Meeting will be held in the month of August (and not include a specific day). Date will be designated by the board and not just the president. Gregg 2nd, all in favor, approved.
- v. Third paragraph of Article II concerns notification of members of upcoming meetings. Gary D. makes motion to amend that quarterly meeting notifications will be emailed to all members but not by postal mail. Annual meeting will be the only notification required to be sent by US Mail. Garry Brown & Gary Duncan will look at CCIOA to see if there are any restrictions on this. Will address this at the next meeting.

- vi. Article III, section 1 includes 7 members of board. Gary D. makes motion to remove the 7 members and make it 5. Gregg 2nds, all in favor, approved.
 - e. Change to park reservation system (President, info only). Reservation system on our website currently states that they can “reserve the park”. Instead of saying they can reserve the park, change wording that they can reserve the pavilion and area surrounding it (playground not included). Melanie will ask Jamie to make that change on the website.
- 8. **Next meeting-** February 6, 2024 and motion to adjourn (Pres): 7:30 pm.