

Dory Lakes Property Owners Association October Meeting Agenda

February 8, 2022

Attendees: Gary Sloneker (President), Maureen Stolhammer (Vice President), Karri Croft (Treasurer), Jamie Sebold (Secretary), Garry Brown (Member at Large), Dave Sprowls, Rudy Garcia, Cindy Sovine, Donna Okray Parman, Gregg & Jamie Young, Lee Chow, Nicole Villas

1. Welcome

- a. Meeting called to order by Gary Sloneker (President) at 6:34pm
- b. Review conduct of meetings: Policy & Procedures
- c. Thanks to Good People Tree Service for the mitigation effort
- d. Welcome to incoming Treasurer Karri Croft

2. Officer reports

- a. Vice President
 - i. Fishing report
 1. Residents should be aware that 4 fishing badges are provided for \$50
 2. Gary S. reported that he has told residents without badges they needed to leave the lake
 - ii. Neighborhood Watch
 1. Overall, there are not many crimes to report in the neighborhood
 2. A resident reported seeing someone in their backyard. Luckily it didn't end up being an issue.
 3. There was mail theft but the thief was caught
- b. Secretary
 - i. Review meeting minutes from the December board meeting

Gary S. made a motion to approve the minutes and Maureen seconded, and the motion was approved by the Board.
 - ii. Update on documents & voting procedure
 1. Overview of voting procedure and plan
 2. Gary S. suggested soliciting feedback from members, which will help us revise the documents based on what the key issues are
 3. A request was made by Garry B. to share the most up-to-date document packet with board members. Jamie took this as an action item.
 4. A request was made to remove unsigned bylaws on the website
 5. Garry B. volunteered to be involved with setting a date for the upcoming community meeting
- c. Treasurer
 - i. Karri Croft introduced herself as the board's new Treasurer

- ii. Financial statements
 - 1. Treasurer duties are behind, Karri is working on catching up on months of reporting
 - 2. Karri is working with past Treasurer Whitney to get up-to-speed. She should have statements to share at the next board meeting.
- iii. Billing statements
 - 1. Overview of current banking status
 - 2. Discussion of lake lease payments
 - a. Gary S. mentioned that we'll be receiving about 12k for the lake lease (per a message from the Gilpin County attorney) which is less than normal this year
 - b. Gilpin County will be replacing the pumps in the lake. They're currently formulating a plan for how to remove the old pumps.
 - 3. Concerns were raised by Cindy Sovine around the amount of money spent on legal fees and would like to see expenses for the last two years
 - a. Gary S. explained that fees are necessary to ensure we're approaching things in a legal way
 - b. Jamie S. mentioned that a breakdown of expenses was available at <https://www.dorylakes.com/financials>
 - 4. A request was made by Garry Brown to seek assistance from a local accounting firm rather than a firm based outside of Colorado.

d. Architectural Committee

i. Building updates

- 1. Gary S. mentioned that he spoke with a resident who is a contractor and interested in joining the AAC
- 2. Dave Sprowls shared info with Jim about a potential new home on Highpoint
- 3. Gary S. reached out to Aero Pure about the portapotty that tipped over
- 4. Dave has noticed wood cutting activity along the roadway (Good People)
- 5. No new permits to report

3. Discussion: Document Meeting Committee

- a. Garry B. contacted the library regarding an in-person meeting to discuss the documents
 - i. Pros include good wifi, a large room and plenty of availability if booked ahead of time.
- b. The community center is another option but there is a cost associated with renting space
- c. Jamie S. suggested RSVPs to get a sense of how many people will attend
- d. Donna P. suggested a bullet point list of proposed changes in the document cover letter
- e. Donna P. feel that members should get to vote regardless of dues status

4. Member input / Open forum

- a. Donna P. suggested if you want a locked mailbox, anyone can get one
- b. AirBNB issue- report to county in the meantime until we have docs

Meeting adjourned at 8:32