

PROCEEDINGS OF THE DILLEY RANCH COVENANT ENFORCEMENT COMMITTEE

MEETING MINUTES

Tuesday, September 6, 2022

THE DILLEY RANCH COVENANT ENFORCEMENT COMMITTEE MET IN PERSON.

ROLL CALL/DETERMINE QUORUM

The meeting was called to order by Tina Jones, Chairman at 3:04 p.m. Roll call was taken, and the following were present:

Tina Jones	Chairman
Lavonne Bullard	Member
Claire McCutcheon	Member

A quorum was established.

AUDIENCE INTRODUCTIONS

Present in the audience were:

Tammy Deska
Linda Stoughton

AMENDED AGENDA

None

CHAIR ITEMS

We currently have an open position available on the committee.

Alex Wilcox has stepped down which leaves another opening on the committee.

There are now 2 open positions available.

We would like to welcome Tammy Deska and Linda Stoughton as new members to the committee.

Thank you both for volunteering your time for the greater good of the Dilley.

OLD BUSINESS

Discussed the next steps the committee will take in regards to the violation of Custer County Planning and Zoning and the Dilley Ranch Covenants.

It was decided to hand deliver a letter to the property owners with the violation and to include a copy of the certified letter and email that was sent to the property owners. The property owners will have 10 days from the date the letter is hand delivered to respond. Should the 10 days pass, Dilley will

notify Custer County of the violation. The violation pertains to a trailer that has been on their property since May 2019 and they have been living in it full time without actively building.

Fence/Road Issue on Dilley Rd

The Covenant Enforcement Committee has decided that the Road Committee needs to address the issue with the property owner and the fence/road issue on Dilley Rd. Should the Road Committee need assistance the Covenant Enforcement Committee will help out.

NEW BUSINESS

Covenant's Review/Update

The covenants are due to be reviewed/updated in 2023. The covenant committee will meet in October to begin reviewing the covenants. Once updates have been completed, the committee will send the revised covenants to ALL property owners for their approval. A simple majority must approve for the changes to be passed and implemented.

Past Due Invoices for Dilley Ranch Property Owner Association

It was brought to our attention that we have a property owner that is past due by two (2) years in paying their POA dues. The decision was made to have the Dilley Ranch Treasurer file a lien against the property owner. The lien would include the cost of the dues for two years, interest, and a late fee of 5% per the Amended Collection Policy section 1 & 2. An email containing an example of the lien will be sent to the treasurer so he may generate the lien and file it with Custer County Court.

Outhouse/Composting Toilet

It was brought to our attention that there is a property owner who has an outhouse which contains a composting toilet. Per Custer County Planning and Zoning Homeowners guide, a composting toilet must be inspected prior to use. These property owners are not living here full time. It is alleged that they are living in a small utility building which is under 1000 sq feet and it is not a dwelling. Therefore, they are allegedly in violation of Custer County Planning and zoning as well as The Dilley POA Covenants. The chairman of the committee will do additional research with Custer County Planning and Zoning.

DRPOA Alphabetized Membership List

The secretary of the board will email all homeowners to ask them to opt in or opt out of having their email address on the DRPOA Alphabetized Membership List (Membership List). The deadline to respond is no later than September 13, 2022. Once the deadline has passed the Membership List will be updated and emailed to the property owners. We currently only have two homeowners without email addresses and they will be sending a hard copy in the mail.

Trash Bags Not in Approved Container

It was brought to our attention that a property owner has trash bags distributed around the side of their greenhouse. A letter will be sent via Certified Letter to the homeowner regarding the alleged violation of the Dilly Ranch Covenants. The property owner will be asked to respond in 10 days from the date of the letter.

Per the Amended and Restated Declaration of Protective Covenants for Real Property in the Dilley Ranch Section VII.

TRASH AND RUBBISH: Rubbish, garage or other waste shall be kept and disposed of in a sanitary manner and all containers shall be kept in a clean and sanitary condition.

Next Covenant Meeting

The Chairman will send an email to all covenant meeting members to determine the availability for the next meeting in October 2022.

Meeting Adjourned at 4:50 p.m.