

**PROCEEDINGS OF THE DILLEY RANCH COVENANT ENFORCEMENT COMMITTEE**

**MEETING MINUTES**

**Thursday, October 27, 2022**

THE DILLEY RANCH COVENANT ENFORCEMENT COMMITTEE MET IN PERSON AND VIA CONFERENCE CALL.

**ROLL CALL/DETERMINE QUORUM**

The meeting was called to order by Claire McCutcheon at 2:04 p.m. Roll call was taken, and the following were present:

Tina Jones	Chairman
Lavonne Bullard	Member
Claire McCutcheon	Member
Linda Stoughton	Member

A quorum was established.

**OLD BUSINESS**

We discussed the next steps the committee will take in regards to the ongoing violation of covenants by a property owner.

The committee will be emailing a letter to the property owners with copies of the Revised Bylaws Dilley Ranch Property Owners Association, Amended and Restated Declaration of Protective Covenants for Real Property in The Dilley Ranch Filings #1.2.3. and 4 Custer County, Colorado, and Dilley Ranch Property Owners Association, Inc. Policy and Procedure Enforcement of the Declaration, Bylaws, Rules and Regulations and Schedule of Fines in regards to the ongoing violation.

**NEW BUSINESS**

**Covenant's Review/Update**

The covenants are due to be reviewed/updated in 2023. The covenant committee will meet on Friday, November 4 at 2:00 p.m. at the home of Claire McCutcheon 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**

*Update:* This property owner is in the process of selling their home and the title company was notified of the dollar amount that is owed to Dilley Ranch. The lien was not filed as their property was For Sale.

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**

*Update:* Per Custer County Planning and Zoning; this property owner is in compliance as they do not “live” in the utility building and have only stayed in it one time overnight. With them not living in it the composite toilet is a non- issue as they take it with them to dispose of. This is not a violation. This issue has been closed.

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**

*Update:* the DRPOA Alphabetized Membership List has been emailed out to all property owners.

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 sent a hard copy in the mail.

## **Trash Bags Not in Approved Container**

*Update:* A visit was made to the property in question to see if there where trash bags distributed around the side of their greenhouse. The only items that were lined up along the side of the greenhouse were construction material to build a chicken coop (example: T-post, Wire, metal). There were no trash bags on the side of the greenhouse. This is not a violation. This issue has been closed.

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, garbage 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 next Covenant meeting will be Friday, November 4 @ 2:00 p.m. at Claire McCutcheon's home.

**Motion made by Tina Jones to adjourn the meeting; the motion was 2<sup>nd</sup> by Claire McCutcheon.  
Meeting Adjourned at 2:33 p.m.**