

DCROA Annual Board Meeting Minutes – Saturday, July 28, 2025, 10:00 am

10:00am Zoom (Meeting Code: 465 710 8088, Passcode 171216)

CALL TO ORDER:

Welcome and call to order by Ray Johns, DCROA President. R. Johns thanked those in attendance as well as the Cedar Mountain Fire Department and Captain Dan Matthews for the use of and set up of their facility.

BOARD/ARCOM MEMBERS IN ATTENDANCE:

Ray Johns – President

Barbara Chilson – Vice President

Melissa Ryther – Secretary

Samantha Doebler – Treasurer (new board member)

Brett Barsness – Member at Large (new board member)

Ross Greco – ARCOM

38 Residents present

NEW HOMEOWNERS ASKED TO STAND AND INTRODUCE SELF:

Two couples new to the DCROA were introduced and welcomed by R. Johns.

R. JOHNS ANNOUNCED NEW 2025 BOARD:

President – R. Johns

Vice President – B. Chilson

Secretary – M. Ryther

Treasurer – S. Doebler

Member-At-Large – B. Barsness

PRESENTATION OF APPRECIATION FOR DONNA MOOER:

B. Chilson presented Donna Mooers with a “thank you” plaque and thanked and commended Donna for her time and work as the “Queen of Color Country,” from 1998 – 2025. Donna was very appreciative of the well-wishes along with the plaque and cake. Community gave Donna a hearty round of applause as a thank you.

R. JOHNS SUMMARY OF THE YEAR:

34 – 38 new street signs replaced throughout Color Country. Many signs were bent, missing and/or spelled incorrectly. Kane County provided the signs (no cost to DCROA,) however DCROA assumed cost of installation.

On-going effort to have the ditches and culverts cleaned out; currently pursuing cost(s) and interest among cabin owners.

B. Chilson and R. Johns are currently interviewing legal firms/attorneys with HOA knowledge and expertise. Three attorneys/firms are being interviewed; a decision is to

be made soon as to the attorney/firm that will best serve the DCROA. Part of their responsibility will be to review, update and revise current DCROA governing documents, as needed. Also considering hourly cost(s,) retainer fee (if any,) availability, and experience.

All governing documents to be reviewed and revised (if necessary) once a legal firm/attorney has been confirmed.

Brief discussion regarding status of mag chloride disbursement; "...will there be a second application?" TBD

FIRE MITIGATION:

B. Chilson introduced and thanked Captain Dan Matthews for use of the Cedar Mountain Fire Department facility. Captain Matthews provided an update to Francis Fire and the crew(s) assigned to work. At the time of the meeting, fire was "far from contained." Captain Matthews also reiterated the need for a proper fire permit for outdoor fire pits and emphasized how easy and accessible the process was; "...he was happy to help with the inspection and subsequent approval..."

DCROA will be requesting copies of fire pit permits.

Question re: dead trees and oversight of having them trimmed and/or removed. Captain Matthews reiterated they may be on Federal Lands and untouchable unless Kane County acknowledges and chooses to act. B. Chilson reviewed the Fire Mitigation Document and the need for fire pit inspection; also stated the entire document and steps for approval and fire pit permit was posted on HOA website.

SHORT TERM RENTALS:

B. Chilson reviewed the "Short Term Rental" document; again, referenced their availability (in their entirety) on the HOA website. Questions/comments/complaints regarding the expectations of renters. B. Chilson reiterated the need for the cabin owner(s) to assume full responsibility/oversight and provided the appropriate steps to rectify concerns.

EASY HOA UPDATE:

M. Ryther provided an in-depth, practical overview of EasyHOA on a monitor set up for all to view and subsequently ask relative questions re: practicality and functionality.

Annual HOA fee (dues) due September 1st – September 15th.

M. Ryther also provided update on DCROA's new contact information: phone number, email and P.O. Box address.

FINANCIAL SUMMARY:

S. Doebler shared her background in finance and auditing, and all agreed she was the "perfect fit for the position."

Re: P and L – "...we are in good shape..." moving forward, outlined and identified the budget into the 2025 year.

Reviewed income, assets and expenditures. No questions or concerns were verbalized.

REAL ESTATE UPDATE:

B Barsness reviewed the status of the real estate market; "...Duck Creek tends to replicate the markets in St. George and Las Vegas..."

Average home/cabin prices in 2024 - \$495,000; 2025 - \$596,000.

The average price of .5 acre lots is \$85,000; lots with utilities - \$100,000.

ADJOURNMENT:

R. Johns shared the DCROA meeting dates for 2025 – 2026: September 27, 2025; January 10, 2026; March 28, 2026; Annual meeting – June 27, 2026. R. Johns also thanked everyone for their time and attendance.

Meeting adjourned at approximately 11:40 am.