

**DILASHA ACRES HOMEOWNERS ASSOCIATION**

P.O. Box 651  
Grand Junction, CO  
81502



**DAHA Board Meeting Minutes for January 30, 2024**

Meeting held at Mike Akens’s residence, 173 TZ Trail

In Attendance:     Tim Markley, President  
                          Paul Leppink, Member-at-Large  
                          Mike Akens, Vice President  
                          Mike Knowles

**Meeting called to order at 6:35 pm by Tim Markley**

**Reading of the minutes of previous meeting, no minutes read.**

**Treasurer’s Report**

07312923

Treasurer’s report was not available

**NEW BUSINESS**

**Things that Tim Markley has been doing**

01302024

Since the HOA does not have a treasure, Tim Markley has been doing the treasure’s work. Tim wants to find and HOA management company that will manage the HOA send out the DAHA annual dues notice, submit government tax statements, register the HOA with the Department of Real Estate, maintain HOA registration with UNCC, pay HOA bills, and pay the insurance company.

**High Plains HOA Management**

01302024

Mike Akens did some research and found a HOA Management company called High Plains HOA Management. The Board members present discussed the HOA Management company and decided to proceed in contacting them for more information.

**Action Item**

01302024

Mike Akens was asked to contact High Plains HOA Management company

01312024

Mike Akens had a conversation with Dawn from High Plains HOA Management and Mike was very encouraged by her responses. Dawn gave Mike a ballpark

estimate of about \$140 to \$200 per month for servicing our HOA. That would be include monthly financial statements and help with DAHA tax returns. Dawn has a model set of regulations, policies and procedures and could update ours which is included in the monthly fee. Dawn will bill the HOA monthly. As the Board previously discussed, she would have access to view our bank records only and Tim Markley and Mike Akens would write all checks.

Dawn wants to have a zoom meeting with Board and Mike Akens will set up the meeting.

02072024

The Board had a Zoom meeting with Dawn from High Plains HOA Management, she agreed to take on DAHA HOA and to take on the needs we discussed. Dawn also E-Mailed all the Board members the Management Agreement for review by the Board and if the Board agrees then the document will be signed by the President.

### **Election of Officers**

01302024

A motion by Tim Markley to elect the officers positions, Tim Markley for President and Mike Akens for Vice President, Seconded by Paul Leppink motion passed unanimously by all those present.

### **Irrigation Valve Replacement**

0130202

The irrigation valve at 197 TZ Trail is leaking and needs to be replaced.

#### **Action Item**

01302024

Paul Leppink is to look into this situation and if necessary purchase a valve and replace the leaking valve.

### **Federal Corporate Transparency Act (CTA)**

01302024

Paul Leppink presented the Corporate Transparency Act (“CTA”), which was originally enacted by Congress on January 1, 2021, for the purpose of preventing money laundering, tax fraud, and other similar activities. It requires small corporations in the United States to file reports with the Financial Crimes Enforcement Network (“FinCEN”) on or before December 31, 2024, disclosing certain information about “beneficial owners”.

Because associations are set up as nonprofit corporations, they unfortunately fall under the purview of the CTA. Pursuant to the definition of “beneficial owners” in the CTA, such individuals include directors, and officers.

#### **Action Item**

01302024

High Plains HOA Management company said they could do this for DAHA later in the year.

**OLD BUSINESS**

**The Screen in the West Headgate**

07312023

The irrigation screen in the West Headgate has a hole in it and needs to be repaired.

The Board discussed this and has decide to wait until the irrigation water is turned off before repairing the screen

**Action Item**

07312023

The Board will review this issue in October. If it becomes a concern the Board will look at patching the screen this irrigation season.

01302024

The Board review the need to repair the Headgate screen and Mike Akens and Paul Leppink will look at the screen in March, when the weather warms up.

**Shutoff valve at replacement**

0130202

The irrigation valve at 197 Tz Trail is leaking and needs to be replaced.

**Action Item**

01302024

Paul Leppink is to look into this situation and is necessary purchase a valve and replace the leaking valve.

Motion to adjourn by Paul Leppink, 2<sup>nd</sup> by Mike Akens, motion passed unanimously. Meeting adjourned at 7:15 pm.

Submitted by Paul Leppink

Your Board of Directors

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