

Recodo del Rio Owners Association
Special Board Meeting
August 16, 2026

1. Call to Order

The Board meeting was held at Durango Property Management – 450 S Camino del Rio #204 Durango CO 81301 and via Zoom. The meeting was called to order at 12:01 p.m.

2. Roll Call & Establish Quorum

Board members present were Meagan Johnson, Ashley Delehunt and Eugene Salaz. With all 3 board members present, a quorum was established. Also in attendance was Mike Hurst on behalf of Gary and Jean Hurst (unit 35). A full list of the homeowners present is in the DPM office. Janet O'Bannon and Kenda Mason were present on behalf of DPM.

3. The Board meeting was specifically called to address a fire that occurred in unit 35. Janet conveyed the following to the Board as well as to the members.

Fire Investigation

- The investigation into the fire remains active.
- At this time, the cause of the fire has not been determined.
- The Association's insurance carrier is also conducting its own investigation.
- Until the investigations are complete, the Association will not speculate regarding the cause of the fire.
- It is expected to take at least 3 months before reconstruction can begin.

Association Insurance & Claim Administration

- DPM will be coordinating with the Association's insurance carrier and assisting with the administration of insurance proceeds and payments related to the claim.
- DPM will maintain appropriate accounting records of insurance funds received and expenses paid in connection with the loss.
- At this time, the Association is not anticipating significant out-of-pocket repair costs that are not covered by insurance, subject to the terms, deductibles, limits, exclusions, and final determination of coverage under the Association's policy.
- The Association may incur management/administrative costs associated with coordinating the claim, contractors, payments, accounting, and related work, as provided for under the Association's management agreement.

Open Flame & Fire Safety Reminder

- Owners are reminded that open-flame devices are not permitted to be used or stored within 10ft of the building.
- Insurance carriers are increasingly reviewing and tightening requirements regarding open-flame devices. Some carriers are beginning to require substantially greater separation distances, including 30 feet, depending upon the property and insurance requirements.
- Please take these restrictions seriously and help reduce fire risks throughout the community.

Smoke Detectors

- Please check the smoke detectors in your unit and make sure they are properly installed and operational.
- Test your smoke detectors regularly and replace batteries or detectors as necessary.
- This is also a good opportunity to make sure everyone in your household knows what to do and where to exit in the event of a fire.

Review Your Individual Unit Insurance

- Every owner should confirm that their individual homeowner/unit insurance policy is current and provides adequate coverage.
- Coverage needs vary depending upon the Association's master insurance policy and the individual improvements, personal property, loss-of-use needs, deductibles, and other circumstances applicable to your unit.
- Owners are strongly encouraged to provide a copy of the Association's current master insurance policy to their personal insurance agent and ask the agent to review their individual coverage in conjunction with the Association's policy.
- The Association's current insurance policy is available to owners through the homeowner portal.

Moving Forward

The Board and DPM will continue to work with the insurance carrier and other professionals involved in this matter. Additional information will be provided to homeowners when appropriate and when confirmed information becomes available.

4. Eugene asked if we can change the rules and regulations to prohibit smoking on the balconies/porches. Janet will discuss with the HOA attorney. In the meantime, the Board wants to ask residents to refrain from smoking on the decks/porches and generally within 10 ft of the buildings. It was also recommended to have fire extinguishers, escape ladders, carbon monoxide detectors and sign up for La Plata County and City of Durango emergency alerts. Some residents were informed about the fire via a phone call/text from the County/City.
5. The meeting was adjourned at 12:43 p.m.