

Annual Membership Meeting

(Draft Copy – These minutes have been approved by the Board of Directors, but final approval will be decided at the 2019 Annual Meeting)

Dutch Creek Homeowners and Recreation Association

April 28, 2018

Columbine High School

Board members in attendance: Denby Bruzas, Raina Powell, Jason Fish, Jason Rogers, John Wilber, and Jay Henkenberns

Homeowners: Twenty-five homeowners attended.

Present by Proxy: Thirteen homeowners attended by proxy.

Meeting Called to Order: Denby Bruzas called the meeting to order @ 1:07 p.m. Denby welcome everyone and introduced the current board members.

Approval of 2017 Annual Board Meeting Minutes: A motion was made and seconded to accept the minutes from the 2017 Annual Meeting. The minutes were accepted unanimously by a voice vote.

Financials: Jay Henkenberns reported on the year-end financials and presented the proposed budget for 2018 – 2019.

Jay began his discussion with the Balance Sheet as of March, 31, 2018 and highlighted several items.

- We have a total Operating Account Balance of \$175,132.95 which consists of \$43,614 in the Vectra checking account and \$131,518.95 in the Vectra money market account. Money from all collected dues flows into these accounts and can be moved as needed.
- At present there is \$14,693.94 in the Vectra Improvement Fund. Every month \$500 is moved into this account so it will continue to grow throughout the year.
- There is \$31,563.94 in the Vectra Replacement / Major Repair Fund, but 10% of collected dues will be moved into that account once all dues are collected.
- Total Liabilities and Equity now stand at \$417,641.89.

Jay then addressed the Profit and Loss Budget vs. Actual for the 2017 – 2018 fiscal year.

- We ended the year over \$1000 under budget, due largely to the fact that the Total Administrative Costs and the pool costs came in significantly under budget.
- With regard to administrative costs:
 1. Legal Fees – Administrative was over \$1400 under budget.

2. Audit – Review Fees were \$428. 10 under budget even though we did a full audit this year.
 3. Accounting fees were \$350 under budget.
- With regard to pool expenses:
 1. We used a new contractor whose fees were lower.
 2. We got a better rate on chemicals
 3. There was no vandalism
 4. Pool expenses are expected to be even lower this summer because the new boiler will be much more efficient and use less power and the new sand filtration system will require fewer chemicals.
 - With regard to greenbelt expenses Jay noted that water costs were always the big unknown. The amount of water used depends on how much rain we get and when we get it, so it is difficult to budget for.
 - The \$4700 budgeted for tennis court resurfacing wasn't used because the tennis court was replaced by a post-tension concrete system rather than resurfaced.

Jay noted that when we went into this year the board thought that HOA dues would need to be raised because costs are going up and dues haven't been raised in several years. However, at this point the balance sheet looks good and it was not necessary to raise dues this year. Within the next year or two we will likely be looking at a dues increase.

Grounds and Landscaping: Jim Bruzas reported.

- Jim noted that we now have some good contractors working for us in sprinkler maintenance, mowing, etc. on HOA property. We rely on homeowner volunteers to do the open space mowing and we need a volunteer to take over the mowing in the area that Dave Anderson has been doing. John Wilber and Gordon Brinkley both volunteered.
- Ed Ryer noted that there are lots of weeds growing in Tract 3. Jim wants to wait until Mike Hale has mowed the area before spraying weeds.

Architectural Control: Denby Bruzas reported.

- There appears to be more homeowners filling out the forms for proposed changes to the house exterior before beginning the work, so it looks as if the flyer dealing with this issue that was sent out with the dues statement is doing some good.
- The board has reached out to homeowners who leave trash cans at the curb or in front of their homes and this also seems to be less of a problem.
- A homeowner expressed concern regarding the number of cars parked on the streets. Denby answered that Filing 3 has a covenant prohibiting overnight street parking. They are trying to enforce that, and that is why we are seeing more parking along Marshall Court. But street parking is not addressed in the covenants of the Master HOA so there

really isn't anything that can be done about that. We can report "nuisance" cars – those that appear to be abandoned or have no current license plates – to Jefferson County and they will look into the complaint. Frank McKinney noted that Jefferson County has a good brochure on their website that outlines exactly what they will and will not do about the issue.

Tennis Courts: Jason Rogers reported.

- The tennis court surface will be installed as soon as the overnight temperatures are consistently above 50 degrees. This should be sometime in May. The surface will be painted blue and green and there will be lines on the court for regular tennis, junior tennis, and pickle ball.
- The multi-purpose court will have a painted center line and a basketball hoop with a free-throw line at the north end. An area for roller hockey will be at the south end. A 4-square court will also be painted in.
- A hitting wall will be installed on the south fence on the multi-purpose side.

Pool: Jason Fish reported.

- Last year the boiler, which is the original one, stopped working several times. When it was working it wasn't heating the pool well at all. The boiler was replaced using money from the Major Repair/Replacement Fund. This high-efficiency boiler should result in a savings on our energy bills.
- We had also been having various problems with the filter system. This was replaced with a sand filter system which will require fewer chemicals and less maintenance and do a better job of filtering the water. The reduced volume of chemicals should also result in a savings.
- The contractors who did the work will come out before the Memorial Day opening to do a pool start-up and test all the systems.
- Access to the pool will be with homeowner's current pass card. Pool rules with regard to age, glass bottles, alcohol, etc. will remain the same.
- A resident raised a concern about the lack of a sidewalk from Lower Dutch Creek area and noted how difficult it is for people to push strollers across the green belt to the sidewalk to access the pool. Jason explained that the reason the old sidewalk had been removed was because the metal culvert under the sidewalk where it originally crossed the creek had been shoved out from under the sidewalk by flood waters. The sidewalk was a safety concern. He also explained that the original sidewalk had not been permitted with Jefferson County when first installed, so there would have been much more involved in repairing/replacing the walk than simply hiring a contractor to do the work. This is an issue that the board continues to research to determine the best way to improve the situation.

- Jason noted that last year 67% of the homes used the pool at least once for a total number of card swipes of 1724.

Website: Jason Rogers reported that the online directory is up and running. He urged everyone to go onto the website and provide their email address so they could receive emails from the board.

Election of Officers: Jason Fish and John Wilber have been serving out the terms of board members who had left the board before their term was over. Both stood for re-election. No one else present indicated any interest in challenging them, so Eileen Parker made the motion that we do the election by voice vote rather than paper ballots. The motion was seconded and both Jason and John were unanimously elected to full three-year terms.

Miscellaneous – Leawood Development Plan: Raina Powell reported.

- Raina showed a map of a 10-acre plot of land at the intersection of Benton Way and Leawood Drive that a developer has applied for rezoning to “PD” (Planned Development). The area is currently being used as a tree farm. Approximately $\frac{3}{4}$ of the area is in Jefferson County and $\frac{1}{4}$ is in Arapahoe County. This rezoning would allow for the building of 25 patio homes on the Jefferson County side, a much denser concentration of homes than exists in Leawood or any of the other areas that abut this project.
- A major concern of residents is the increased traffic that would feed onto Leawood Drive and Weaver Drive.
- Another major concern was that the proposed development with the tiny lots was not well aligned with the surrounding properties that all sit on much larger lots.
- A number of comments – all negative – were made about the plan.
- Raina provided contact information in Jefferson County for anyone in Dutch Creek who might want to comment on the proposed rezoning and planned development.

Miscellaneous – Trash and Recycling: Jay Henkenberns reported.

- Jay noted that he had gotten responses back from most homeowners regarding changing to a single trash and recycling company throughout Dutch Creek. It looks as if it will probably pass with the required 75% of homeowners voting to do so.
- The option that most were interested in was Option 2 on the “ballot”. The company that offered the best rates was American. For \$165.60 per home per year they will supply a 96-gallon trash container and a 96-gallon recycling container.
- Assuming that the proposal does pass, homeowners will be given a 90-day notice before making the change so they have time to cancel with their current trash company. Then every home will receive an invoice from the HOA for a prorated amount to the end of

this year. In all subsequent years the \$165.60 will be added to the invoice they receive in the spring for HOA dues.

- This change will be put into the HOA bylaws so no one can “opt out”.

Homeowners’ Forum:

- Eileen Parker noted that people constantly speed on Weaver Drive. The speed bumps aren’t working. In fact, cars often speed up as they’re approaching Pierce to try to make the green light. It is a dangerous situation. Several other homeowners on Weaver supported Eileen’s observations and complaints.
- Homeowners along Weaver would like to get flashing lights as a reminder of the speed limit and asked the board to contact Jeffco with the request.
- Another homeowner noted that one of the speed limit signs is covered by tree branches.
- Another homeowner was concerned about homes being rented out for business purposes and asked if the bylaws could be amended to prevent that. Denby answered that the only house we know of being rented out for business is a house on Calhoun that houses “Mary’s Hope” – a kind of half way house. The American with Disabilities Act prevents us from doing anything to interfere with that sort of operation.
- A homeowner in Filing 3 asked when the damaged vegetation where the trucks went through to work on the tennis courts would be repaired. Denby answered that as soon as the work was complete the contractor who did the work would do vegetation mitigation.
- Ed Ryer complimented the board on the job they had done this past year for the HOA.

Adjournment: The meeting was adjourned at 2:43 pm.