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**DUTCH CREEK VILLAGE HOMEOWNERS AND RECREATIONAL ASSOCIATION  
MEETING MINUTES OF THE BOARD OF DIRECTORS**

September 17, 2018

The Directors of the Dutch Creek Homeowners and Recreation Association, a Colorado non-profit corporation, met to hold their regular monthly meeting at the home of Raina Powell @ 6565 West Hoover Place.

**Attendance:**

Board of Directors Present: Denby Bruzas, Raina Powell, Jay Henkenberns, Donna LeNoble, Jason Rogers, and John Wilber

Board of Directors Absent: Jason Fish

Others Attending: None

**Meeting:** Called to order @ 7:10 pm by Denby Bruzas.

**Homeowner's Forum:** As a homeowner, John Wilber raised a concern regarding the culvert under the sidewalk adjacent to the place where Weaver makes a sharp turn from north-south to east-west. The culvert is washing out from under the sidewalk and the sidewalk is cracking. Denby noted that this is a Jefferson County issue, not a Dutch Creek HOA issue, but she will contact Jeffco and alert them to the situation.

**July Board Meeting Minutes:** A motion was made and seconded to approve the minutes from the July Board of Directors meeting. The minutes were unanimously approved and will be posted to the website.

**Treasurer's Report:** Jay Henkenberns reported.

- On the Balance Sheet: 1. There are still 3 homeowners who have not paid their dues. And 23 who have not paid for the trash collection.
- 2. The \$129,351.24 in the Vectra Money Market Account includes the remainder of what is owed on the tennis courts. This will not be paid until the work on the courts is complete.
- 3. The 10% of the annual collected dues has not yet been moved into the Vectra Replacement / Major Repair Fund. It currently has a balance of \$31,577.26. The 10% assessment figure is recommended by DORA but is not a requirement. Denby suggested

that the board require that the 10% figure be placed in the HOA bylaws either by resolution or declaration.

4. Total assets for the HOA has gone up with the work done on the swimming pool and the replacement of the tennis courts.
  - On the Revised Profit and Loss report: 1: The money collected for the new single contractor trash collection appears as a separate item but will be rolled in with the dues next year.
2. At the end of the year we will miss the budget for the pool by about \$3000. We spent more on start-up than anticipated because Tony who is doing pool maintenance for us was unable to start the year so we hired someone else to take care of things in the beginning. Also, chemical costs were higher than budgeted for in the beginning until the new filtration system was up and running.

**Trash and Recycling:** Jay Henkenberns reported.

- On October 1 American will start collecting trash and recycling on a DCV-wide basis through a contract with the HOA board.
- Jay and Denby have already gotten lots of questions regarding this. There's been some confusion because some people have gone straight to American with questions and have gotten various responses from them. Jason Rogers will put a notice on the website asking people to come directly to Denby or Jay with questions the first few months until all the kinks have been worked out of the process.

**Landscaping and Grounds:** Denby Bruzas reported.

- Homeowners from West Caley place contacted Denby regarding a dead tree adjacent to the street that needs to be taken down. Denby and Jim Bruzas contacted 2 tree removal companies for bids. The lowest came in at \$3500. Jim thinks he could take it out so he and Gabor Gyurovszky (a Caley Place resident) are getting prices on an articulating boom lift.

**Pool:** Denby Bruzas reported.

- Jason Fish hope to have the signage up soon.
- The pool has been winterized and the bathrooms will be as soon as the water is cut off.

**Architectural Committee:** Donna LeNoble reported.

- A lot of people are getting new roofs because of the last hail storm.
- The green house on Weaver Drive is being repainted and will no longer be green.

**Tennis Courts:** Jason Rogers reported.

- Work on the courts has been complete for some time now, but everyone is frustrated by the time it is taking to get the locking, card-activated gates on.
- Denby and Jason get updates every 2 weeks from the contractor and every time are being told “next week”. Denby will write a strongly worded letter saying that future discussions will take a different direction if the work isn’t done immediately.
- A question came up about whether or not to get the HOA lawyer involved, but nothing was decided.
- Jay Henkenberns noted that the remaining balance will not be paid until the work is complete. He also raised a question about whether or not the full amount of the balance should be paid even then.

**Website:** No report.

**Update on Filing 3:** No report

**Meeting Adjournment:** The motion was made, seconded and approved unanimously to adjourn the meeting. Denby adjourned the meeting @8:23 pm.

**Next Board Meeting:** Monday, October 22 at Denby’s house.