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

February 4, 2019

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 Denby Bruzas.

**Attendance:**

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

Board of Directors Absent: None

Others Attending: None

**Meeting:** Called to order @7:05pm by Denby Bruzas

**November 2018 Board Meeting Minutes:** The minutes from the November 2018 Board meeting will be approved via email and will be posted to the website after a correction is made.

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

- This past year the budget did not include much cushion. We will end the year a bit in the red with regard to the budget, but not with regard to the balance sheet.
- The only item that will be substantially over-budget is landscaping and that will be about \$2000 over.
- Pool maintenance costs for chemicals, etc. was about the same as last year, even with the new system in. One way in which this cost may come down is in the number of days per week that we actually have a maintenance company out to check things. Last summer we had someone out every day, but with the new system in we should be able to reduce the frequency.
- The final payment on the tennis courts has not been made because the sidewalk along the west side of the courts which was damaged during installation of the courts has not been repaired and some small repairs to the court itself still need to be made. Evergreen has not been responsive to Denby Bruzas and Jason Roger's repeated requests to get these issues resolved, so Jay Henkenberns suggested the possibility of setting a deadline for having the work completed before the HOA starts to decrease the amount of the final payment.

There was a long discussion for the need to raise dues for the 2019 -2020 year, the amount of dues increase, and how to present it to the homeowners so they could appreciate the need to do so.

- Jay Henkenberns stated that dues would need to be raised by about \$180 dollars over the next five years just to adjust for the cost of living (and cost of doing business) since the last dues adjustment. Jay also stated the need to rebuild our reserve funds which have been drawn down from work on the tennis courts and pool. Without an increase, it will be impossible to meet the routine budgetary needs and to replenish the reserve funds at the rate required by the HOA bylaws.
- Jason Fish stated that he also looked at it as an infrastructure issue. There are a lot of projects that have been put on hold or will be coming up in the near future that will have to be dealt with. All will require funds beyond the normal operating budget. The board then made a list of some of these projects. Among these are:
  1. When the culvert washed out under the sidewalk leading from Weaver to the recreation complex washed out, the sidewalk had to be removed. This needs to be replaced, but it cannot cross the creek. It will be installed along the mowed "path" that has been used since the closure and removal of the original sidewalk. The estimate from the county for getting this done was \$26,000 two years ago. This includes permitting, regrading to be ADA compliant, and installation.
  2. The pool deck and pool interior needs attention within the next couple of years.
  3. The pool cover needs to be replaced.
  4. There are issues with several trees along Caley which must be dealt with. Four estimates for removal of just 2 of these trees all ran around \$5000.
  5. The retaining wall between the tennis courts and the pool needs work, as does the shorter wall that connects to that wall and runs perpendicular to it. Estimates have not been requested for this work.
  6. Irrigation systems were never installed in some of the smaller greenbelt areas such as the one that runs south to Weaver from the creek along Caley. For the last 40 years the HOA has been paying the water bills of certain homeowners along those areas to tap into their water to irrigate the green belts. Additional taps should be installed so the HOA is paying for just the water used to irrigate those areas. An estimate received 8 years ago to install 4 new water taps was \$10,000 per tap.
- Jay Henkenberns suggested that we have an official reserve study done. This would help determine the HOA's present and future needs and help determine the extent of the dues increase that is needed. He also noted that we cannot wait until the 2020 -

2021 year to implement an increase if we want a balanced budget this coming year. There needs to be some increase going into the 2019- 2020 year.

- The motion was made by John Wilber and seconded by Raina Powell to raise the dues by \$75 for the coming year, have the reserve study done, and determined how much additional will be needed in the following year(s). The motion passed unanimously.
- Denby noted that this would mean that the invoice that goes out to homeowners this spring will reflect the \$495 dues currently being paid, the \$75 increase, and the fee for trash and recycling. The trash and recycling fees were billed separately this fall when the HOA went to a single collection company.

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

- The trees on Caley that have split still have not been removed.

**Pool:** Jason Fish reported.

- Jay Henkenberns and Jason Fish will get an RFP from CEM (the company that that replaced the boiler, filter system, etc. last spring) for upkeep only and report back to the board. The board feels like we can get volunteers to take care of the cleaning and putting the trash out once a week.
- The new signage for the pool will be ordered and installed before the spring opening. In addition to the two signs stating pool rules, the possibility of adding another sign instructing people not to let anyone into the pool who doesn't have a passcard with them or who are not accompanied by someone who does have a passcard.

**Architectural Committee:** Donna LeNoble that there were no new applications for exterior work.

**Tennis Courts:** There was no specific report on the tennis courts as tennis court issues were discussed earlier in the meeting.

**Website:** No report.

**Update on Filing 3:** No update.

Meeting adjourned @9:08 pm.

**Next Board Meeting:** The next meeting will be held on Thursday, March 7<sup>th</sup> at 7:00pm.