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

March 6, 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

Board of Directors Absent: John Wilber, Jason Rogers

Others Attending: None

Meeting: Called to order @ 7:14 pm by Denby Bruzas.

February Board Meeting Minutes: Jason Fish seconded Donna LeNoble's motion to approve the February meeting minutes. The vote to do so was unanimous. The minutes will be posted on the HOA website.

Treasurer's Report: Jay Henkenberns reported.

- With regard to the balance sheet, there is \$92,677.38 in the money market account.
- Jay suggested moving \$26,000 into the Replacement/Major Repair fund. After some discussion Raina moved to wait until after a Reserve Study is complete before moving funds around. Jason Fish seconded the motion and it was approved unanimously.
- The reserve study will involve taking a map and walking the entire subdivision with the engineer, looking at the projected life of our assets such as the pool and the common areas, going through the financials to report where we should be with respect to where we actually are (is there enough money in our reserve funds, etc.)
- DCVHOA still owes Evergreen \$27,000 for the tennis court replacement but the final payment won't be made until all of the work is complete. The gate between the tennis and all-purpose courts need to be re-installed and the surface needs to be repaired where the gate scraped it when it was loose.
- Jay presented the end-of-year Profit & Loss Budget vs. Actual and the 2019 – 2020 Proposed Budget. The Actual Budget was \$10,756 under what had been budgeted even though there are several individual items that were significantly over budget.
 1. Insurance was \$3508 over budget.

2. The reserve study was not in the budget at all, so that is \$2650 over.
 3. Greenbelt expenses were \$2838 over budget due primarily to mowing and tree pruning expenses.
 4. The pool expenses ran \$4793 over budget due to startup problems getting the chlorine balanced and added pool contract costs. Contract costs were higher than budgeted because the individual who had the original contract had some unexpected health issues, so a second contractor had to be brought in for a while.
- Jason Fish seconded Denby Bruzas' motion to approve the 2019 – 2020 budget as presented. The motion passed unanimously.

Landscaping and Grounds: Raina Powell reported that the snow removal was still not being done properly, as the sidewalk from Filing 3 down to the greenbelt had not been shoveled after the last big snow.

Pool: Jason Fish reported.

- The signage for the gates and the side of the pool house has been ordered and should be here within the next couple of weeks.
- Jason got an estimate from CEM (the company that installed the new boiler and filter system last year) for pool maintenance for next summer. The estimate was for \$16,000. Jason Fish and Jay Henkenberns will get some additional estimates.

Architectural Committee: Donna LeNoble reported that not much was happening. No new requests for approval of external work has come in.

Tennis Courts: No report on the tennis courts.

Website: No report on the website.

Update on Filing 3: Denby Bruzas reported.

- Filing 3 has hired a management company because they can't get anyone to serve on a board of directors.
- Denby asked Kim (one of two homeowners who were trying to keep a homeowner-run board going) to keep in touch with her so the website could be updated with Filing 3 information.

Miscellaneous:

- Denby has received only two emails with regard to the notice of a dues increase and they were both very nice – just requesting additional information.
- Jay suggested that maybe having vendors (such as the trash company) come to our Annual Board meeting to talk with homeowners might get a few more people to attend the meeting. The general consensus was that it probably wouldn't make any difference.

Meeting adjourned @ 8:40 pm.

Next Board Meeting: The next board meeting will be the Annual Board Meeting to be held on Saturday, April 27 from 1:00- 3:00 pm at Columbine High school. Notices of this meeting were included in the invoice for the 2019 – 2020 dues.