

APPROVED

DUTCH CREEK VILLAGE HOMEOWNERS AND RECREATIONAL ASSOCIATION

MEETING MINUTES OF THE BOARD OF DIRECTORS

October 23, 2019

The Directors of the Dutch Creek Village Homeowners and Recreation, a Colorado non-profit corporation, met to hold their regular monthly meeting at the home of Sarah Gabrielle.

Attendance:

Board of Directors Present: Denby Bruzas, Raina Powell, Jay Henkenberns, John Wilber, Sarah Gabrielle

Board of Directors Absent: Donna LeNoble, Jason Fish, Jason Rogers

Others Attending: Mary Youngblood, Filing 3 homeowner and on Board of Directors

Meeting: Called to order @ 7:15pm by Denby Bruzas

Board Meeting Minutes: The minutes from the August and September board meetings were unanimously approved. They will be posted on the website.

Homeowners Forum:

- Mary Youngblood introduced herself and stated that she wanted to see how the board meetings for the Master Association were handled. She said she had some things she would like to discuss but she'd wait until we got to the topic on the agenda.
- Mary informed us that even though Filing 3 had hired a management firm, the HOA still had a Board of Directors responsible for making many of the decisions and that she is on the board.
- With regard to miscellaneous discussions with homeowners, Denby reported that she had gotten no complaints about the trash last month and that was the first complaint-free month since the HOA had gone to a single trash and recycling company.

Treasurer's Report: Jay Henkenberns reported.

- From the Balance Sheet under Assets, the Operating Account Balance is \$131,600. This is the account that all income goes into and is used for paying HOA bills.
- There is \$24,000 in the Replacement/Major Repair Fund. Bylaws require that 10% of all collected dues go into this account each year at the end of the fiscal year. So between \$11,000 and \$12,000 will be transferred into that account in early 2020.
- There is currently \$31,000 in the Improvement Fund. Five hundred dollars is transferred into that account each month.
- Under Liabilities and Equity, the HOA Total Liabilities stand at \$59,600. However, the tennis court loan will be paid off in 2 years, so this will change significantly at the time.
- On the Profit and Loss Statement, Total Receipts to date are currently about \$1600 under what was anticipated. This is due largely to fact that income from fines and interest on unpaid dues was over-estimated.
- Under Total Fence – Perimeter Sprinkler Repair, we are currently \$2300 under budget. But we still haven't gotten the final water bill from 6386 S. Newland Court, the landscape company will be back one more time after all the leaves have fallen for a final cleanup, and we have no idea what snow removal may cost as we move into winter.
- Three control boxes on the sprinkler system needed to be replaced. This, along with several other unanticipated costs, resulted in the Sprinkler Repair/Maintenance costing about \$3500 more than was budgeted for.
- Under Excess Receipts/(Disbursements), the sewer line that runs from the bathrooms required \$7500 in repairs that was an unanticipated expense that was not budgeted for.
- The board raised HOA dues by \$75 this year and informed homeowners at the Annual Meeting that dues would need to be raised again to deal with an aging infrastructure. Homeowners were informed that the amount of the increase would be largely based upon the findings of the Reserve Study. The board will discuss the revised Reserve Study at the next meeting and determine how to proceed.

Landscaping and Grounds: Denby Bruzas reported that the mowing company will be back one more time after all the leaves have fallen from the trees to do a final cleanup.

Pool: Denby Bruzas reported.

- The new pool cover is on order and will be placed on the pool when it arrives.
- Denby did not know whether Jason Fish had gotten any bids for pool maintenance for the summer of 2020.

Architectural Committee: There was no report.

Tennis Courts: Denby Bruzas reported.

- Evergreen got the barrier on the gates that prevent someone from reaching through the fence to open the gate without a pass card.
- They have also fixed the cracks in the concrete around the base of the basketball hoop and the two sections of sidewalk that were damaged during installation of the courts.
- The landscaping along the sidewalk where the trucks entered the greenbelt have not been repaired.

Website: There was no website report, but Jay Henkenberns noted that current financial reports that had been on the site were no longer there. Reports went back only to 2016. Denby will let Jason Rogers know about this so he can deal with the problem.

Next Board Meeting: The next board meeting will be held on _____ @ 7:00pm @ Denby Bruzas' house.

Meeting Adjourned: The meeting was adjourned @ 8:42pm