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

December 10, 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,  
John Wilber

Board of Directors Absent: Jay Henkenberns, Jason Rogers

Others Attending: Bogey Conrad (homeowner)

**Meeting:** Called to order @ 7:04 pm by Denby Bruzas

**Homeowners Forum:** Denby introduced all of the board members to Bogey and asked if he had any concerns or questions. He told us that he and his wife are first time homeowners and that he just wanted to learn a bit about the neighborhood and about how the board operated. Denby gave him some general information about the neighborhood. She explained the different filings to him and informed him that he is in Filing 1.

**October Board Meeting Minutes:** The October minutes will be approved via email and then posted to the website. There was no meeting in November.

**Treasurer's Report:** Jay Henkenberns was not present so we had no year end financials. Denby shared with the board an email she had gotten from a homeowner. She didn't recognize the email address and it was not signed, so we don't know who sent it. He/she questioned whether or not the board planned to increase HOA dues this year and called to our attention the fact that dues are not allowed to go up by more than the cost of living.

**Landscaping and Grounds:** Denby reported.

- She had gotten no complaints about the timeliness of the fall leaf pickup as she had last year.
- She asked if anyone knew if the sidewalks had been plowed after the big snowstorm. Raina said that the main walk from Hoover Place down along the swimming pool and

tennis courts had a been partially shoveled, but not the entire width of the walk. The sidewalk from Filing 3 had not been shoveled.

- Homeowners on Caley are having trouble getting their trash picked up consistently. It is usually is just a few homes that are skipped. Denby is in contact with Waste Connections about this.
- To help compensate us Waste Connections is giving us a free dumpster day. We don't know when it will be yet, but the dumpster will probably be dropped off on a Friday and picked up the following Monday.
- Dutch Creek is being moved to the first neighborhood on the Monday trash route. So it is very important to have the trash and recyclables out by 7:00 am.

**Pool:** Jason Fish reported

- Jason got a bid of \$71,000 to replace the pool interior and \$11,000 to replace the deck for a total of \$82,000. It could be broken out into two different projects if we didn't want to take on the entire expense all at once. The pool deck is the biggest issue right now.
- When asked, Jason said that it would not require a lot of lead time if we decide we want to go ahead with the decking.
- Jason has gotten 4 recommendations for companies to do pool maintenance in the summer. One is coming out tomorrow.

**Architectural Committee:** Donna LeNoble reported.

- Everything going on is routine – painting, installing solar panels, etc.
- The homeowners at 6571 West Calhoun did not submit the required paperwork before putting up a new fence. But the fence is only 6 feet tall which is the maximum height allowed by Jeffco.

**Tennis Courts:** Jason Rogers was not present so there was no report.

**Website:** As above.

**Miscellaneous:**

1. Denby had a list of projects that need to be done around the neighborhood, all of which have been discussed from time to time by the board. She wanted to prioritize the projects so we could begin addressing some of them.
  - Pool decking and interior, as discussed above.
  - Retaining wall along sidewalk north to the main Jeffco sidewalk. The wall, which was installed as part of the 2006 improvement, is leaning. John Wilber asked if it was under warranty and suggested that we get a structural engineer to look at it.

- Sidewalk from Weaver south to pool area. The original sidewalk that crossed the creek was removed because the culvert had washed completely out from under the walk. A new walk would not cross the creek because the original was never permitted by the builder. A 2015 bid from Jeffco was for \$26,000. If someone else does the work Jeffco will have to approve the plan.
- The HOA has always paid the summer water bills of several residents in order for the HOA to use their water to irrigate two greenbelts. It would require several taps at \$22,000 each. All board members agreed that it was not something that we could justify doing.
- 2. Denby met with Filing 3 people and George of Evergreen courts and walked the sidewalk from Filing 3 down to the main greenbelt sidewalk. George agreed to replace 7 of the nine slabs that had cracks in them. The two he is not replacing had been marked by Jeffco prior to Evergreen doing the work on the tennis courts.
- 3. Raina and Denby both reported having to deal with people who had brought dogs, bicycles, roller blades, etc. into the pool area and onto the tennis courts. Denby has actually cleaned dog dropping off the all-purpose courts. This is in spite of the signs on both of the gates. Raina suggested adding additional signage at the parking lot.

**Next Board Meeting:** January 14<sup>th</sup> at Raina Powell's house at 7:00 pm @ 6565 W. Hoover Place

**Meeting adjourned:** 8:20 pm