

Approved

**DUTCH CREEK VILLAGE HOMEOWNERS AND RECREATIONAL ASSOCIATION**

**MEETING MINUTES OF THE BOARD OF DIRECTORS**

Jan 14, 2020

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

**Attendance:**

Board of Directors Present: Denby Bruzas, Raina Powell, Jay Henkenberns

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

Others Attending: None

**Meeting:** Called to order @ 7:11 pm by Denby Bruzas

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

- Jay had several comments regarding the December 2019 P&L:
  1. In Funds Available for Operations \$109,845 was budgeted but the Actual amount was \$120,814.88.
  2. With regard to the water bills for the greenbelts, the Actual does not reflect an additional \$700 still to be paid to one of the homeowners to cover their summer water bills. This will put the total water costs more than \$3000 over what was budgeted. Jay suggested that we should consider cutting the number of times the greenbelts are watered from 3 times per week to 2 times per week.
  3. The loan for the tennis courts will be paid off in December which will mean \$2200/month that we will not be paying in principle.
- A homeowner sent Denby an email stating that according to The HOA bylaws dues may not be raised any more than the cost of living in any given year. He stated that the dues increase the board voted on last year was above this amount. He has checked in with the Department of Regulatory Agencies (DORA), but has not filed a formal complaint.
- The last time dues were increased was in 2006. Denby will check with the HOA lawyer to see if the recent increase might be legal if the total of the increase does not exceed

the amount allowed had the dues been raised by the cost of living in each of the last 13 years.

- The board has already determined that the dues will have to be raised again in order to keep up with increasing costs and to repair/maintain some of the HOA assets. To do this we will have to consider several options.
  1. We can attempt to amend the bylaws.
  2. We can increase the dues by the allowed amount every year so we can cover increases in operating expenses and/or build up our reserve funds.
  3. We can do a one-time assessment every time a major need arises.
- We got our 2018 audit back. It will be reviewed and posted. To quickly summarize, replacement costs would be about \$1.3 MM if all the HOA assets had to be replaced at the same time. The auditor found no concerns with the bookkeeping end of things.

**Landscaping and Grounds:** Denby Bruzas asked if anyone knew whether or not the sidewalks into the greenbelt had been shoveled after the last big snow. Raina said that it looked like a path the width of 1 or 2 snow shovels had been cleared on the main walk from Hoover. The walk from Filing 3 had not been cleared at all.

**Pool:** Denby Bruzas reported that Jason Fish has requested RFPs from companies to manage the pool this summer but we don't have the results yet.

**Architectural Committee:** No report.

**Tennis Courts:** No report.

**Website:** No Report.

**Next Board Meeting:** The next board meeting will be held on February 24, @ 7 pm @ Jay Henkenberns' house.

**Meeting Adjourned:** The meeting was adjourned @ 8:14 pm