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**DUTCH CREEK VILLAGE HOMEOWNERS AND RECREATIONAL ASSOCIATION**

**MEETING MINUTES OF THE BOARD OF DIRECTORS**

May 26, 2020

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 Raina Powell.

**Attendance:**

Board of Directors Present: Raina Powell, Jason Rogers, Jay Henkenberns, John Wilber, Jason Fish, Sarah Gabrielle

Board of Directors Absent: Donna LeNoble, Denby Bruzas

Homeowners Attending: None

Others Attending: None

**Meeting:** Called to order @ 7:05 pm by Raina Powell.

**Approval of Minutes:** Raina Powell noted that the draft minutes from February 2020 stated that a homeowner had filed a complaint with DORA regarding increased dues. In fact, he had simply consulted with someone at that office. John moved that the minutes be approved with that one change. Jason Fish seconded the motion. The minutes were unanimously approved with the change. The minutes will be corrected and posted to the website.

**Homeowner's Forum:** No homeowners were in attendance.

**Trash:** there have been very few to no issues with the HOA trash company reported in the past three months. Republic was being evaluated as a possible replacement. Since there have been quite a few mergers and acquisitions in the trash companies in the Denver area, for the time being the board is not looking into a change.

After discussion, a **motion** was made and seconded to table the issue of changing HOA trash companies for now. The motion was passed unanimously.

**Treasurer's Report:** Jay Henkenberns reported. With regards to the Balance Sheet:

- As of March 31<sup>st</sup>, Our Operating Account Balance is \$123,888 includes what is owed on the tennis and basket ball courts.
- Our reserve account has \$21,000. The 10% of dues from 2018/2019 may not have been transferred. That will be confirmed with the HOA accountant.
- Liabilities – Current loan is \$24,339.
- 2019 was a difficult year, the HOA went \$12,625 overbudget. The reasons are:
  - Insurance greatly increased
  - Interest was bit higher than planned.
  - The HOA repaid Filing 3 for a scope analysis of the drain under the sidewalk between Filing 3 and the greenbelt.
  - There was a large amount of sprinkler repair, which was quite costly.
  - There were several plumbing failures in the pool bathrooms.
  - Water for the green bets was very expensive.

The HOA has a proposed budget of \$126,620.

A general discussion of the budget ensued. The following points were made.

Water for the green belts is very expensive. The HOA will try to reduce that expenditure this year. This may result in some browner than normal grass

The HOA is saving quite a bit on the pool contract this year, regardless of whether it has to stay closed due to covid-19.

However, it does look as if the HOA will spend most of its revenue this year. There seems to be unplanned expenditures every year. In 2020 there has already been a quite expensive repair bill for the pool bathrooms. The pool bathrooms had leaks from start up.

**Annual Meeting:** The HOA will examine if it is possible to have an annual meeting later this year. It will depend on state requirements for social distancing.

As an alternative, the proposed budget may be published on the HOA website for comments and review by the membership.

A dues increase in excess of the CPI needs to be discussed by the HOA, and possibly voted on at the 2021 annual meeting. It should be note that HOA dues go for more than the tennis courts and pool. There is greenbelt watering, tree trimming, mowing operations, snow removal, etc. The HOA board will create a pie chart to show what the budget is spent on.

There are currently 26 homes that have not paid their dues for 2020, and 1 home that still owes for 2019.

The budget will be finalized in June. After discussion:

A **motion** was made and seconded to conditionally approve the proposed budget at this meeting pending investigation of the bylaws and whether the HOA can have an annual meeting. The motion passed unanimously.

**Landscaping and Grounds:** The HOA will not be installing a tap at this time to reduce irrigation costs.

The trees along S. Marshall Ct need pruning. This is in the 2020 – 2021 budget.

The retaining wall located next to the tennis courts is falling over It needs to be evaluated and repaired. This was tabled until the next meeting. Raina will find out from Denby whether or not she ever spoke to Mike Hale about giving us his opinion on the stability of the wall and how soon it needs to be replaced. If Denby has not spoken to him Raina will do so.

A homeowner living at 6304 S. Lamar next to tract F wished to extend his 3-rail fence along the remainder of his property which borders on Tract F. The architectural committee approved the request.

Dutch Creek is causing erosion very near the open space sidewalk. The county has been informed and is evaluating the situation.

**Pool:** Jason Fish reported.

- Concrete work resurfacing near the kiddie pool is finished.
- Bathroom plumbing has been fixed, again.

Opening for the 2020 season:

- On the date of the meeting, no guidelines have been issued by the state on opening pools for HOA's
- The HOA is waiting until the state provides guidance.
- HOA liability insurance has exclusions for claims related to pandemics.
- If the pool is opened, there will be a use-at-your-own-risk assumption.
- What are apartment complex pools doing?
- The CDC has published pool safety guidelines.
- The HOA can have the bathrooms cleaned once per day, 7 days a week.
- State guidelines on gatherings will be followed, if possible.
  - If the guidelines required staffing, the HOA will not be able to do this.

- If the pool does open, there can't be any parties and guests probably won't be able to come as well.

**Architectural Committee:** Other than above fence, there was no report.

**Tennis Courts:** Jason Rogers stated that there was nothing new to report. The HOA will hire a contractor to install the gate locks.

**Website:** Jason Rogers had nothing new to report.

**Next Board Meeting:** The next board meeting will be held on June 25 @ 7:00 pm @ Raina Powell's house @ 6565 West Hoover Place.

**Meeting Adjourned:** The meeting was adjourned @ 8:35 pm