

Dutch Creek Homeowners Assn. Annual Meeting-May 17, 2005

The meeting was held at the Columbine Public library and was called to order by President, Lou Day, at 6:40 PM. Board attendance, Lou Day, Bob Stong, Chris Pillow, Debbie Swoboda, Rich Johnson, and Peige Visser. Absent Nancy Selby. Lew introduced Board members and their responsibilities. Rich Johnson is President of the Association in Filing III, as well as his responsibilities for Pool and Tennis.

Thirty seven persons attended , representing 22 homes , and with Proxies, a quorum was represented. The minutes from the Annual Meeting held on June,10, 2004 were read and seconded.

Finance. Chris Pillow.

An outline of the 2006 budget was presented, and major changes were noted. We budget on Divisions of cost rather than by line. The 2006 budget was presented as expenses of \$65,500, against an income of \$65,00. We have about \$70,000 in a reserve fund, which is prudent, since we have no borrowing power as a Homeowners Assn. We also have \$26,322.70 in dues owed the Assn. which was covered in the Board meeting on May 17, 2005. A copy of the budget, balance sheet, and homeowners in arrears list was distributed.

Changes in the budget included increasing the Legal fees by \$15,000 due to expected expenses from upgrading the Assn.'s Homeowners Documents, an increase of \$3000 in Greenbelt maintenance due to Tractor/mower repairs, an increase in pool maintenance due to increased costs and a new diving board, and an increase of \$1000 in Tennis court costs since we feel some work must be started on Phase II improvements in the recreational facilities.

Grounds-Debbie Swoboda

Debbie outlined the need for repairs on our "mid" Tractor/mower. Other than this expense the costs were expected to remain about the same. We have continued quality associations with sprinkler people, and all valves and up and running. Young people from the Association are employed to run the mowers. Norm Schillo, {6354 S. Lamar Ct.} asked about a tractor mowing near his residence. This was a machine owned by the Leawood Assn., mowing on property adjacent to his lot. All of our tractors/mowers are green.

Pool and Tennis- Rich Johnson

The pool will open Friday, May 20. Hours to start are 6:00 AM until 9:00 PM. If these hours generate abuses they may be adjusted. A question was raised about volunteer homeowners marshalling the pool but was dropped since there were no responses. The attendees comments about abuse of pool use covered kids climbing over the fences, use by families in arrears on dues. It was felt that many of those in arrears did not use the pool, however it was suggested we ask those homeowners involved to submit the keys to the Board. In answer to a question concerning re-keying the pool gate, it was pointed out that to re-key the gates and distribute keys was a cost of about \$6000. During a discussion about kids climbing fences, Lynn Hagan again mentioned the security fences around the Light Rail station at Mineral may add security and safety. This will be looked into, as the fencing need work. A diving board replacement is needed.

It was a consensus of attendees that the Tennis court area was a disgrace and in no way an asset to Property values. Improvements to this area was contained in a Phase II program two years ago but

homeowner participation vanished and the program never got off the ground. Plans are still available and could be reviewed if we can get some interest by a committee. Rich Hagan pointed out the courts are not repairable and should be completely reworked. Part of the plan was to resurface one or two of the Three courts for children's skate hockey, or basket ball. The volley ball court should be cleaned up. In general, the Assn. should get the weeds out of the recreational area. The Board will follow.

Architectural Control- Lou Day.

Lou distributed copies of the current pages extracted from the Homeowners DOC's, covering Exterior Maintenance, Architectural control, and Land Use Restrictions. There were five pages, and their distribution was to inform and remind. Considerable discussion covered violations, neighbor's complaining and not wanting to be identified, enforcing, and committee work. The intent of the restrictions and enforcement is to maintain and enhance property values. Rich Hagan suggested an Architectural control committee represent each area of the Assn. There being no committee at present, the Board accepted volunteers. Cindy Rutledge {6660 W. Polk Pl.}, Julie Sobetski {6680 W. Polk Pl.}, and Linda Dowell {6516 W. Hoover Pl.} said they would work on a committee This issue will be covered by the Board at their June 2, meeting.

The pages distributed by Lew contain information on the fifth page listing our web site,[<http://dutchcreekinfo.home.att.net/declaration.htm>], and our email address... DutchCreekInfo@att.net.

Documents Amendment Progress--Lou Day.

In review, our Homeowners meeting of March 31 was extended to June 4, to get the required 147 votes necessary to remove a burdensome restriction on revising and updating the Covenants, Conditions, and Restrictions of the HOA. Due to Dan Dowell's, {6516 W. Hoover Pl.} extra effort, and others help we received 148 positive and 3 negative votes to remove an 80% requirement of first mortgage holders approval to amend. We are working with our legal counsel, Orten & Hindman, to petition the Court in Jefferson County to legalize this vote and make the changes. Once we get approval we can work with O&H to update and change the 25 + year old documents to better conform, to current conditions and Colorado Statutes. One point that was raised was that a Home owner, when he sells his residence, is required to furnish the prospective buyer copies of the homeowner Assn. documents, financial statements, Board minutes, annual meeting minutes. Realtors are aware of this, since it is a Colorado Real Estate statute.

Election of Directors

Lou outlined the necessity of electing two directors whose terms expired with this meeting. Chris Pillow, {finance director since 1984} and Debbie Swoboda agreed to continue serving. Nominees were solicited from the floor. There being none a vote was called and the election was unanimous. The next Board meeting will be at the library on June 2, 2005, and is open to all assn. members. We again reviewed the web site and email address for all communications and questions. A motion to dismiss by Lynn Hagan was seconded by Henrietta Peterson. 8:35 PM.

R. E. Stong Secry