

Board Meeting Dutch Creek Homeowners Assn. Columbine Public Library May 9, 2005

The meeting was called to order by President Lew Day A quorum was present. Attendance; Lew Day, Nancy Selby, Bob Stong, Chris Pillow, Debby Swoboda, and Peige Vissor.

The September 14, Board minutes were read and approved. Lew introduced Peige Vissor as a prospective Board member. Lew outlined the Directors and Board members duties and responsibilities. He discussed the two vacancies on the Board, the need to create an Architectural Control Committee, and a committee to oversee any pool and tennis court repairs under the Phase II recreational improvement program of 2003. All action was tabled until after the annual meeting set for May 17, 2005.

Debby moved and Bob seconded a motion to elect Peige Vissor a Board member. Unanimous.

Fiscal 2006 Budget

Chris distributed spending against budget as of May 10,2005. The budget continues to reflect our disbursements about \$20,000 under receipts

A discussion on legal fees associated with our planned revision of the covenants and By-laws estimated an increase of \$15,000 was needed on Legal and Accounting. Nancy Selby moved that these fees be listed under a new created line in the budget. Chris explained this was a special cost and was not going to be reoccurring and would not warrant a special line. It would also create a new program since all lines were identified on the computer. Nancy withdrew the motion. The Board voted to increase the Legal and Accounting fees by \$15,000. Greenbelt expenses were increased by \$3000 based on Debby's estimate on tractor repairs. Pool costs were increased by \$2500 due to increased maintenance costs and the need for a broken diving board replacement. No plan was available on Tennis court repairs but the budget was raised \$1000 to \$2000 on estimates of repairs needed.

The 2006 budget expense total would then be \$65,500, against expected dues income of \$65,000. We have \$26,322.70 of unpaid Homeowners dues which subject will be discussed later in this report.

Greenbelt

Water rates were discussed. We pay the summer water bills for three homeowners where we use their water meters to water adjacent greenbelt areas. It is cheaper than getting separate meters. However, these homeowners received a rebate on water usage from the Denver Water Co. Chris feels these rebates were chiefly due to summer usage and we should get credit for these amounts before we pay the summer bills. Supported by the Board

The Pool will open next week, May 24,2005. A meter burst during the winter and was repaired and the diving board was broken and will be replaced. The Board hopes to discuss the tennis area during the regular meeting{May 17}. Tennis screens, tennis court repairs or resurfacing, committee for Phase II construction, all would reflect on our reserves of about \$70,000.

A discussion was held on the \$26,322.70 in late dues payments. A motion was passed to start legal action against the two most in arrears, Mr. & Mrs. Scott Brush, {6487 W. Weaver} and Mr. & Mrs. Melvin Harrison, {6376 S. Newland Court} The Board also voted to place liens against all properties whose owners are over \$500.00 in arrears. This covers 9 homeowners.

The next Board meeting is set for June 2, 2005. Nancy moved and Chris seconded the meeting be adjourned. Approved 8:29 PM.

R. E. Stong, Sec.