

DRAFT FOR APPROVAL

Dutch Creek Homeowner's Board of Director's Meeting

August 31, 2005

Columbine Public Library Meeting Room

Lou Day called the meeting to order at 6:45 PM. Board Members in attendance were: Lou Day, Chris Pillow, Peige Visser, and Debbie Swoboda. Eileen Parker was in attendance to record the business of the meeting. Randi Harris was there as an interested homeowner. Lou invited the guests to participate in the proceedings.

Corrections to Board Meeting Minutes of June 2, 2005:

- 1) Howard Wisher, not Harold Wisher – in information under “Green Belt”
- 2) Addition to 3rd sentence of 1st paragraph under “Green Belt”: “... \$2800 and \$3500 depending upon which clocks we need to use.”
- 3) Addendum to paragraph under “Chairpersons:” Peige noted that she wasn’t entirely in agreement as to the wording of the following sentence: ”Peige Visser accepted the responsibility to revise and solicit help from residents to revive the Phase II improvements to the pool, tennis courts and volley ball court” because she was “not quite sure that’s how it was put at the last meeting.”

Dutch Creek Facility Committee:

Peige updated the members on the current membership of her committee and what has been done to date. A letter was sent to each household on Aug. 31st. It asks for a response by Sept. 20th. This committee will take the responses and prioritize the recommendations.

It was decided that this committee would be known as the Dutch Creek Facility Committee. The function of the committee is to solicit ideas from homeowners on the recreational facility improvements, take a recommendation to the Board of Directors for approval and or change, and implement those improvements if given the approval of the Board. A general membership vote is not required by our By-Laws to approve a facility improvement, according to Lou and Chris.

However, any major expenditure would likely be taken to the membership for approval.

There is an architectural drawing of a proposed plan, which may or may not have been approved by the Board and or the membership in the past. There is disagreement on this issue and Lou was unable to find anything in writing in the past minutes of meetings. Debbie and Eileen believe that there had been some approval of a plan before the retaining wall was rebuilt. Chris’ concern is that this is only an architectural drawing and lacks the specifications for getting contract bids, etc. He

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also does not recall any Board or membership approval for a “go-ahead plan”. Peige will bring additional documentation to further meetings, as needed (e.g. engineering reports, etc.) This committee will take the responses and prioritize the recommendations.

Committee members to date: Henrietta Peterson, Julie Thomas, Rich Hagen, Tanya Friesen, Cindy Losh, Debbie Swoboda, Greg Shirley, Jen Shirley, and Charles Swanson

Senate Bill 100:

Consensus by the members, after having attended Orten & Hindman informational meetings this summer is to do what we can to be in compliance but it might not all be ready and running by January 1, 2006. We believe that we have an obligation to make a good faith effort to comply. Lou will present a plan for compliance by the next Board meeting.

Green Belt/Pool:

The “swamp” area between the shaded area and the baby pool is being addressed. The sprinkler system being shut off for 7 days this summer did not fix the pooling of water there. Debbie and Peige want to bring in a couple of contractors, including the president of the Acqua Company which now maintains the pool, to assess the situation. It will be looked into after the pool is closed for the season.

Tentative next meeting: Sept. 28th

Meeting adjourned.

Respectfully submitted,

Eileen P Parker

Additions/Corrections:

1) It was decided, after much discussion, that it would be good policy to record all meetings (General, Board of Directors, and committee meetings) from this date forward to ensure that there is a way to review decisions, if needed. If possible, a member will provide the tape and the recorder. If asked, the HOA will buy the tapes. (Sept. 14, 2005; EPP)