

## DRAFT FOR APPROVAL

### Minutes of a Meeting of the Board of Directors of the Dutch Creek Homeowners & Recreational Association

September 28, 2005

A Meeting of the Board of Directors of the Dutch Creek Homeowners & Recreational Association was called to order by the president, Lou Day at the Columbine Public Library at 6:50 p.m. Board Members in attendance were Lou Day, Bob Stong, Chris Pillow, Debbie Swoboda, and Peige Visser. (Board Members not in attendance were Nancy Selby and Rich Johnson). Roxlyn Cole was present as Recording Secretary in the absence of Eileen Parker. Visitors in attendance were Henrietta Peterson and Cindy Losh (members of the Dutch Creek Facility Committee.)

The president determined there was a quorum present.

A draft copy of the minutes for the August 31, 2005 Board of Directors meeting was distributed and read. Debbie Swoboda requested the "Green Belt/Pool" paragraph be corrected to read as follows:

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 ~~Aequa Company~~ **Aqua Corporation** which now maintains the ~~pool~~ **sprinklers, as well as Patio Pools and Denver Water**, to assess the situation. It will be looked into after the pool is closed for the season.

Minutes were tentatively approved with the understanding that Debbie Swoboda would be allowed to review the final changes before adoption.

#### Architectural Control

Lou Day reported that Architectural Control Committee had recently approved 4 replacement roofs. Three were "dimensional", architectural quality, composition roofs and one was cedar shingle. The cedar shingle replacement was the owner's choice, it was not mandated by Architectural Control Committee.

Repainting of 3 homes was approved. One home was repainted without seeking permission. Action is pending to remind the owner of approval requirements.

There are two other actions pending on probable violations: one is a recently installed playhouse and the other a stored recreation trailer.

Political signs were discussed and it was pointed out that the existing sign restriction in our declaration was rendered unenforceable by Senate Bill 05-100 during the period 45 days prior to and 7 days following an election. During that period the Jefferson County zoning ordinance applies. It permits one sign per election issue or position to be filled. Signs may be up to 4 square feet in area and may not be illuminated at night.

Mention was made of an urgent need for adoption of written and published guidelines and procedures for Architectural Control.

Bob Stong expressed concern regarding a work trailer parked almost continually on Marshall at Calhoun. Lou Day advised he had photos of the trailer and would add this to the Architectural Control Committee pending actions list.

## DRAFT FOR APPROVAL

A discussion ensued regarding restrictions/prohibitions on trailers. Lou Day alluded to the fact that the declaration prohibits “keeping and storing” trailers where they are visible but that “parking” is not mentioned or regulated. He stated that he uses a guideline of five days continuous parking to distinguish temporary parking from “storing and keeping”. Debbie Swoboda expressed disagreement with this policy.

### Documents

Declaration -- Lou Day reported that the amendment to the declaration which removed lender approval from the declaration amendment process is now fully approved and recorded by the Jefferson County Recorders Office. The process will be complete as soon as copies have been mailed to each owner.

Articles -- We now have received a new draft (Amended and Restated) Articles of Incorporation which will probably be submitted to the membership for approval at the Spring Members meeting.

Senate Bill 05-100 – A 3 page document entitled “Highlights of Colorado Senate Bill 05-100 for Dutch Creek homeowners”, a page entitled “ SB 100 Required Policies and Procedures”, a page entitled “SB 100 Recommended Policies and Procedures” and a Fee Schedule for drafting Policies and Procedures were passed out. (Copies of these are attached.) Lou Day discussed key issues in the “Highlights” documents and requested attention to the options for purchasing the services of our attorneys in drafting the needed documents. He recommended that before the board acts to purchase any of these documents, a visit be made to Orten & Hindman to inspect samples of completed documents drafted for other associations. Debbie Swoboda indicated a desire to participate in this.

### Directory

The former volunteer publisher of our Dutch Creek Directory has declined to continue producing updated directories. The board discussed the concept of allowing a commercial “sponsor” to provide a directory at no cost to the association. Board members express concern about protecting private information such as children’s ages and email addresses as well as commercial exploitation of the addresses. No action was taken.

### Recent Developments at the Pool

Chris Pillow described the history of excess standing water at the pool and he described in detail a “troubleshooting” process which was used to determine that a primary source of water was probably a leak due to faulty grouting in the skimmer of the wading pool. This leak allowed water to saturate an area just east of the pool deck. He indicated that repairs had been ordered for all the skimmers in both pools and a further test for leakage would be performed after the completion of grouting repairs.

### Recreation Facility Improvements Progress

Peige Visser distributed a one page report of progress made by the Facility Committee focusing upon a committee meeting on the 24 of September. A copy of this report is attached. The report was discussed, but no specific actions taken.