

Dutch Creek Homeowner's Board of Director's Meeting

November 28, 2005

Columbine Public Library Meeting Room

Lou Day called the meeting to order at 6:45 PM. Introductions were made of the following Board Members & guest homeowners who were in attendance: Lou Day, Rich Johnson, Chris Pillow, Peige Visser, Debbie Swoboda and Bob Stong; Eileen Parker - to record the business of the meeting; Jackie Mathewson - to present a proposal for the newsletter and Directory; and the following people from the Dutch Creek Recreation Facility Committee: Rich Hagan, Cindy Losh, and Julianne Thomas – to make their report/presentation. Lou invited the guests to participate in the proceedings; but advised that one must be a Board Member to vote.

Approval of Board Meeting Minutes of Sept. 28th, 2005:

Copies were handed out as needed; the motion was made (Peige Visser) and seconded (Bob Stong) to accept these Minutes as written and was passed.

Proposal for Sponsorship/Publication of HOA quarterly newsletter and annual Directory:

Dutch Creek Homeowner and Real Estate Broker Associate, Jacqueline (Jackie) Mathewson, explained to the whole group and answered questions about her willingness to take on the cost and time of publishing and mailing a quarterly newsletter and an annual Directory to Dutch Creek HOA members. She had visited with Lou Day

previously (in Sept/Oct) and he had shared the information online with the Board Members then. After discussion, Debbie Swoboda made the motion which was seconded by Peige Visser to give Board approval for Jackie to go ahead with her plan to publish and mail this newsletter and Directory; the specifics of the content would be up to Jackie and the Board will help by letting her know of information that needs to be included or as she needs help getting information. The motion passed.

SB05-100 Documents Purchase Proposal:

Lou and Debbie recently visited the law firm of Orten & Hindman from which they brought a Document Purchase Option plan. Debbie's recommendation: it is a good value for the Board's time and effort to purchase the documents and questionnaires that will assure our compliance with SB05-100. Discussion followed. Bob Stong motioned and it was seconded by Rich Johnson that the Board purchase for \$1920 the three recommended items (7 required documents, 2 recommended documents, and questionnaires) from Orten & Hindman. Motion passed. (See attachment #1)

Dutch Creek Recreation Facility Committee:

Peige updated the members on the current membership of her committee and what has been done to date. The response from Homeowners (to the letter from this committee, sent Aug. 31st), led the committee to prioritize the areas to be improved in the following order: #1 Volleyball area, #2 Tennis Courts, and #3 Parking and sidewalk areas. After the past two meetings of the Board and many informal discussions, this committee did a revised Concept Plan (drawings by Rich Hagan). The majority of their committee membership approved a revised plan, which was presented to the group. Rich Hagan made the presentation of the Concept Plan. Peige Visser, committee chairperson, Julianne Thomas, Cindy Losh, Debbie Swoboda, and Rich Hagan, committee members expressed their opinions and answered questions from the group. After a lot of

discussion, Bob Stong moved and Rich Johnson seconded the motion to accept the Concept Plan from the Facility Committee. Motion passed.

However, there was a disagreement about the wording, “Concept Plan,” and to whether or not this is now a “Master Plan” and ready to go to bid. Rich Hagan said that maybe we could change the “Concept Plan” to “Concept and Diagram Plan” which might be a better title of the drawing. No motion to change the motion was made, though. Cindy Losh expressed that what some of the committee was saying in stating a desire “to get busy and get on with this, now,” was specifically, “What is the next step?” Lou wanted the committee to understand that further approval, by the Board of Directors, of improvements would be required as they moved forward and that this is not a “Master Plan” which in his opinion and that of others implies that all the engineering, soil assessment, specificities of measurement, etc. has still to be done before it would be considered a “Master Plan”. Rich Johnson spoke to the needs of getting quite a bit of work done before it could be taken to bid. Then, Rich Hagan spoke to this in specifics also stating that the next step would be to get estimates and identification of specifications, which he’d estimate, taking 1 – 1.5 months. Then, engineering sequence and phase construction and bring it back to the Board at that point.

It was moved by Peige Visser and seconded by Debbie Swoboda to ratify the expenditure of \$1500, coming from out of meeting discussions by Board members, to get a survey of additional topographic space from the tennis courts to the green belt sidewalk done.

When Lou said that he had to reiterate to the committee that this is not a tacit approval “or go ahead of” the concept plan’s installment and the Board must continue to have the right to approve or disapprove any continued work, etc. on this plan, Bob Stong took exception to the admonishment. Bob stated that the members of this committee, voluntarily, have put a lot of time and effort into this plan and that he believes that they are being stymied and some members of the Board are diminishing and hampering their work. With that he moved that the meeting be adjourned; it was seconded by Rich Johnson. Chris Pillow asked for a vote; Lou stated that the feet were showing the vote.

NOTE: Eileen asked for a copy of the “Concept Plan” drawing (attachment #2) to go into the file as an attachment to these Minutes. (Peige or Rich to bring to Eileen or to next Board Meeting or e-mail if possible).

Respectfully submitted,

Eileen P Parker,

December 5, 2005