

Dutch Creek Homeowner's Board of Director's Meeting

March 20, 2006

Home of Bob & Ann Stong

President of the Board, Lou Day called the meeting to order at 7:06M. The following Board Members were in attendance: Lou Day, Chris Pillow, Bob Stong, Rich Johnson; and homeowner Eileen Parker - to record the business of the meeting.

Quorum of minimum of 4 Board Members was established.

Approval of Board Meeting Minutes of February 8th, 2006: accepted with noted (on the Minutes record and at end of these Minutes) changes/corrections.

Old Business:

- 1) Dissolution of the Recreation Facility Committee: At the Feb. 8th meeting, a motion by Chris Pillow, "I move that this committee as constituted be dissolved at this time" was seconded by Lou Day, passed 3 – 2 (with a Bob Stong's proxy vote held by Chris Pillow voting in favor of the motion). Because of the proxy vote and concern over this issue, it was decided to clarify and revisit the issue.
 - a) Bob Stong stated that his proxy was intended to support Rich Hagan's concept plan proposal and he is satisfied with the use of his proxy for that motion.
 - b) HOA By-Laws neither specifically prohibit nor allow the use of proxy voting at Board meetings.
 - c) Question arose as to whether the committee still exists or not. Bob reported that Rich Hagan is moving forward with implementation of the concept plan with help of other homeowners.
 - d) Lou presented suggested motions (2) to clarify the Board's position. Chris moved and Rich Hagan seconded the following motion: In regards to the Dutch Creek Recreation Facility Committee, we ratify and affirm the motion made and approved at the February 8, 2006 meeting of the board and dissolve that committee. It passed by consensus after discussion.
 - e) Further resolved and approved by consensus the following:
 - (1) Approve the letter of appreciation dated February 9, 2006 and sent to members of said committee. (sample of letter and mailing list provided for the minutes)
 - (2) Request the former chairperson of that committee (Peige Visser) return to the president, all drawings and other documents provided from the association archives at the beginning of this project. (This applies particularly to the drawings by Sterling Design Associates, LLC.)
 - (3) Request the former chairperson of that committee (Peige Visser) locate the written survey responses from the membership to the committee and deliver these to the Board Secretary.
 - (4) Request the former chairperson of that committee (Peige Visser) deliver all minutes, drawings and other records of the committee to the Board Secretary.
- 2) Establishment of a new committee: Chris moved and Bob seconded the following motion: I move the Board of Directors take the following actions in regarding establishment of a new committee under Article X of the Bylaws:
 - a) The committee shall be known as the Dutch Creek Facilities Improvement Committee (note new name).
 - b) The committee shall be established on this date (3/20/06).
 - c) The initial membership of the committee shall be: Rich Hagan, Charlie Swanson, Tom O'Neill, Julie Thomas, and Scott Thomas.
 - d) The committee chairperson shall be appointed by the board at a later time upon the recommendation of the committee.

Each of the above was approved by consensus. The following passed 3 for and 1 against.

- e) Any additions to the initial membership shall be approved by the board.

New Business:

Annual Meeting: Lou will try to schedule the Columbine Library Meeting room for the 4th week of May, preferably the evening of either the 23rd, 24th, or 25th. Bylaws require 10 days notice to homeowners. The next newsletter will be out in mid-April; thereby, giving notice sooner.

Annual Assessment: Bylaws allow the Board to establish the annual assessment at this time of year. It was agreed to keep the assessment at \$360 for the 2006-2007 year.

Directory: The new directory, funded and developed by Jackie Mathewson, as approved by the Board, went to homeowners this past week.

Fence along Pierce, north of West Weaver Ave: Bob reiterated that this was and is a concern. After trying to get something done last year by those homeowners and no agreements being made by them, his recommendation is that there is too much on the Board's agenda at this time to try to be a broker for their fixing the fences. Chris allowed that one of those homeowners whose fence is badly in need of repair is also in arrears on dues to the HOA. If this has to be taken to court, the cost of the fence repair can be added into the lawsuit. He'll keep the board apprised if that happens. At that time, Nancy Cook, homeowner along that fence line who had tried last spring to get cooperation from others for another fence, might look into it again. The other concern was that another fence must be undertaken without the HOA changing the rock posts' height.

Landscape/Greenbelts: Debbie was not present. Bob stated that Charlie Swanson has stated that he'll no longer loan his tractor/mower to the HOA for use in the common areas. His concern is that the tractor owned by the HOA is in poorly maintained condition and may not be working. Bob stated that he'd like to have the Board have a plan for landscape management complete with maintenance schedules, etc. It was suggested that the Board look into hiring a professional management company or at least a landscape company for this duty. Chris said that the concern is that then we can't hire neighborhood teens to do the jobs. Rich suggested that one of the Filing III homeowners had looked into the hiring of a management company and she might be willing to pass along the information she researched. At this time, the Board will look into both the possibilities of a complete HOA management company and just the landscape professional management companies – as time permits. Bob will contact Pat Clark, the Filing III person mentioned above.

Pool: Since Rich isn't moving until June, he'll continue until his replacement is in place. He will sign the pool contract with the previous contractor for this coming season.

Next Board Meeting: None planned at this time. Lou will try to conduct business by e-mail, phones, as needed.

Respectfully submitted, Eileen P Parker, March 25, 2006

Corrections and Additions to Feb. 8th, 2006 Minutes:

- 1) Jen Shirley instead of Cindy Fast: "Cindy Fast, committee member who was also on the original committee prior to the wall being built, said that Phase II was to be the volleyball area, parking lot, and such in that area."
- 2) Chris Pillow, previous to stating the motion to dissolve the Facility Improvement committee as constituted, thanked the members of the committee for their service to the association.