

# Dutch Creek Homeowner's Board of Director's Meeting

June 7, 2006  
Columbine Library

President of the Board, Lou Day called the meeting to order at 6:34 PM.

Board Members in attendance: Lou Day, Dan Dowell, Mark Hannum, Chris Pillow, Bob Stong, Debbie Swoboda, and Peige Visser.

Officers: Eileen Parker - to record the business of the meeting- and Tony Ritchie – Pool Manager, interim.  
Homeowner: Eric Friesen

Minutes of May 9<sup>th</sup> Board Meeting: approved as written

Owner's Forum: Eric Friesen expressed the following concerns:

Since the retaining wall was changed by the Pool, the green belt area behind his house has not been reseeded with the native grass as he was told would be done. It has become a mass of dirt and bind weed. He shared digital pictures of the problem.

Debbie said that she researched this after he contacted her recently. It seems that no plans had ever been made with the homeowners or the contractor to reseed this area when the work was done.

The Board will take this under consideration. This time of the summer isn't conducive to reseeding, anyway.

Peige asked for clarification from Chris Pillow regarding a concern brought to her by homeowner, Greg Shirley. Mr. Shirley said that Chris had, in the past, come into his yard and cut down a tree – without his permission. Chris said "Not true". Upon further discussion, Chris recalled that there had been a problem with the root system from that tree interfering with the pool/recreation structure and that he had cut some roots.

Election of Officers:

*President:* Chris nominated Lou Day to continue, Bob seconded. No other nominations. Voted and elected.

*V. President:* Lou nominated Bob Stong to continue, Dan seconded, Bob accepted but told everyone that he doesn't plan to run for reelection when his term expires in 2007. No other nominations. Voted and elected.

*Treasurer:* Dan nominated Chris Pillow to continue, Bob seconded. No other nominations. Voted and elected.

*Secretary:* Chris nominated (with a notation of gratitude for job done well to date) Eileen Parker to continue, Lou seconded. No other nominations. Voted and elected.

Chairpersons:

*Landscape/Grounds & Green Belts Maintenance:* The concerns voiced by Dianne O'Keeffe at the last Board meeting and again at the General meeting and the statement made by Bruce Lebsack at the General meeting were brought up by Lou and Chris as reasons to select a new person for this job. It was stated by Eileen and Debbie that there is often more to the story than just one side.

Nominations: Chris nominated Dan Dowell, seconded by Bob. Peige nominated Debbie, seconded by Lou. Vote taken by secret ballot: Dan Dowell will be this chairperson

*Pool:* Tony Ritchie has taken on this job from Rich Johnson who has resigned. Tony plans to sell his home this summer; but would work with someone else to train them. Chris nominated Debbie Swoboda as she knows a lot about it already, Lou seconded. No other nominations. Voted and elected.

*Nominating Committee Chairperson:* The By-Laws state that there should be a chairperson and a nominating committee. Lou nominated Bob Stong, seconded by Chris. No other nominations. Voted and elected.

*Architectural Control:* Lou has been doing this job along with the President's work. Dan nominated Mark Hannum, seconded by Peige. No other nominations. Voted and elected.

Director's Roundtable:

Debbie excused herself due to a prior engagement (about 7:30)

Treasurer: Chris handed out a 2 page financial report (Attachment #5). He also handed out copies of the last month's statements – checking and money market – which show the income and expenses paid (these were picked back up to be shredded for safety purposes). He proposed to bring the monthly statements to show the Directors at each meeting. This way the Directors would know what the income/outflow is each month. Discussion: Concern brought up by some homeowners to Peige, and at the General meeting, the fact that we have never had an audit of our books. Lou, and others, stated that this is an expense that is probably not needed: 1) \$5,000 – 10,000 minimum 2) current Bill to change SB100 (SB06-089) to not require smaller organizations like ours to have an annual audit 3) any homeowner at any time, may contact Chris and set up a mutually convenient time to review the books 4) Chris is a CPA and puts a lot of time and effort into this 5) Under this plan, Directors would be apprised regularly and see just what each check is written for, etc. Decision: 1) Eileen suggested that a "Review Committee" could be put together to do a "review audit" this year that could be presented at the next General meeting; and alleviate the concerns of some homeowners that way. Peige and Eileen volunteered to look into this. 2) We try Chris' plan for this year and see how that works to assuage some Directors' needs for accountability.

Pool: Chris said that there is water coming back toward the Pool again – skimmer leaking back into the valve box perhaps, or over watering in that area. Tony would like to see a different company employed for maintenance of the pool/sprinklers. Also, the ladies' room shower isn't shutting off. Dan will meet with Debbie; Rich Johnson will be contacted to see who the person is in Filing 3 that has been working with their sprinklers, etc. The decision was made to continue the padlocking of the pool area after 9 PM – there have been some people overstaying the curfew and this has seemingly worked in the past. Eric Friesen said that we need to have some people responsible for opening it early the next day, then. Tony would try to get names of people from Rich who have been willing to do this in the past.

\*\* It was decided that a sign stating: **NO ALCOHOL OR SMOKING** be made or purchased for the pool area and go into effect immediately. There have been incidents of too much alcohol use and by underage people besides – this way there is no question of who is legally in possession or not. The cigarette butts are a litter problem, too.

Another concern is whether or not a homeowner/family has the right to use the facilities when their dues are in arrears. This becomes an enforcement issue. We can pull the keys – but who will do so and how?

Tony Ritchie: Would really like to see the area revitalized by the continuation of the Facility improvement plan made at the General meeting and by stepped up enforcement of the architectural control and accountability of homeowners to abide by the rules of the covenants.

Dan Dowell: Believes that we can be a "top notch facility" if we bring the Grounds and Architectural control in line. He suggested that we look into the borrowing of money needed to do the Facility Improvement as recommended and get it done rather than doing it in stages. Lou believes that our By-Laws don't necessarily deny that possibility and will look into it. He plans to look into the subcontracting of the landscape/grounds maintenance. This probably wouldn't be contracted before next season, however. There are local kids who were hired for this summer/fall.

Mark Hannum: Would like to see a committee of 3 people to be his Architectural Control committee. Peige volunteered. Eric Friesen said that he might be able to help. Mark would like to have one person from each filing. Lou will work with them to get the transfer made. Eileen voiced concern that our Covenants aren't really clear in many instances and thus the "enforcement" becomes largely subjective. The "Gestapo-like" tactics that have been employed by some people in the past isn't the way to go either.

New Business:

*Regular meeting schedule* (Attachment #1): Lou had a proposal/resolution ready for discussion and vote. See attachment #1. Bob moved it be accepted. Mark seconded. Voted and passed.

*Donald Godi Proposal* (Attachment #2): This is a contract for a review of the Facility Improvement Concept Design Plan drawn up by Rich Hagan - a review of cost estimate and phasing at \$265 and the design suggestions review at \$145. There will be some additional hard costs (prints, Xerox, etc.) at designated fee structure. Lou said that this is the next step in our improvements. It was moved, seconded, and passed.

*Colorado Senate Bills 05-100 and 06-089 and HOA website*: Lou had sent e-mails in February to the then current Board members and had it on the website, as well, asking for input on the Draft Documents which are needed to be in compliance with this law and for which money has been spent to buy them. Please go to the website and read these. Attachment #3 is examples from the website of these documents, etc.

*Hindman Sanchez HOA Dinner Forums* (Attachment #4): Lou urged everyone to attend at least one of these forums to help educate him or herself about the HOA responsibilities.

*Fence along Pierce*: Bob stated that the situation hasn't improved but he's not willing to take it on again. Perhaps Mark's committee could work with Nancy Cook who had spearheaded that drive to fix the fences a year ago. The main problem is one homeowner, who is seriously in arrears on dues, who is unwilling to cooperate. Another homeowner who has maintained his fence also doesn't feel that they should have to financially support an entire new fence.

Next Meeting: July 20<sup>th</sup>, Columbine Library, 6:30- 8:30 PM

The meeting was adjourned at 8:33 PM.

Respectfully submitted, Eileen P Parker