

MEETING MINUTES OF THE BOARD OF DIRECTORS  
OF THE  
DUTCH CREEK VILLAGE HOMEOWNERS & RECREATIONAL ASSOCIATION

January 18, 2007

The Directors of the Dutch Creek Village Homeowners and Recreational Association, a Colorado non-profit corporation, held their regular monthly meeting in the large meeting room of the Columbine Public Library on January 18, 2007. (It is noted there was no meeting in the month of December 2006.)

The meeting was called to order at 6:30 pm by the President, Lou Day.

A quorum of four Directors was present at the opening consisting of Directors: Day, Dowell, Hannum and Pillow. Directors Visser and Swoboda arrived somewhat later.

Rich Hagan, property owner and Chair of the Facilities Improvement Committee, was present.

No other owners were in attendance.

Director Stong was out of town for an extended period,

Minutes of the November 20, 2006 Board Meeting were approved by mutual consent.

Rich Hagan brought the information that – as an interested property owner – he has been in contact with the Jeffco Highway Department and Urban Drainage regarding problems associated with the South Pierce Street underpass. Urban Drainage has agreed to remove accumulated silt from the underpass and to make drainage improvements to get flood water out of the underpass. He expects the work to take place in January or February.

As Chairman of the Facilities Improvement Committee, Rich Hagan reported on the work done in the recreation area before the adverse weather arrived. He reported that all the concrete work was completed including sidewalks, parking lot, curbs, gutters, pool-house retaining wall, slabs for shelters and foundations. With the coming of winter weather, work is probably shut down until March.

At this point, the project is essentially on budget and there are no anticipated cost over-runs.

The Treasurer, Chris Pillow passed out a seven page financial report detailing financial information since the beginning of the fiscal year (April 1, 2006) through January 16, 2006. He discussed this information and answered questions from the board.

Dan Dowell presented an extensive overview of plans he is developing for “changing the direction” of the upkeep and maintenance of the greenbelts and landscaped areas. Specific changes proposed include discontinuing the hiring of young family members to operate mowers and trimmers, increased use of professional lawn service contractors, increased reliance upon Jefferson County for mowing and weed control, increased reliance upon voluntary labor by adult owners, as well as several areas of capital improvements.

Dowel also reminded the board that four of the irrigated common areas depend upon water supplied from the water taps of individual owners. The difficulty of determining financial responsibility for water use in these cases was discussed.

In response to Dowell’s overview, Director Hannum expressed a need for cost estimates to determine the financial impact of the options proposed. Director Pillow expressed doubts as to the reliability and dependability of the extensive volunteer labor evidently implicit in the proposed approach. Director Swoboda reminded the board that past experience in relying upon Jefferson County to deliver the level of service many members have come to expect has been disappointing.

Director Swoboda advised the Board that there is a Jefferson County Deputy Sheriff associated with our area who would welcome an opportunity to attend our next owners' meeting and to speak briefly. There was general agreement we should put this on the agenda for the next owners' meeting.

In discussing last summer's pool operations there ensued a discussion of opening and closing dates for the pool. Director Hannum moved (and Visser seconded) that the pool be opened no later than May 25, 2007 and closed no earlier than September 16, 2007. The motion carried by four votes in favor and two abstentions.

Director Pillow pointed out that if flexibility in opening and closing dates was desired on account of possible unseasonable weather, the maintenance contract for the pool should be structured in a way to provide flexibility while minimizing special extra charges not included in the contract.

Director Mark Hannum addressed the issue of additional security measures for the swimming pool area undergoing improvement. He expressed the view that continuing to use the existing key lock system after the improvements were completed would be unacceptable and that a more sophisticated security system such a magnetic card system should be in place by the time of pool opening this coming spring "to protect our investment".

Day reminded the board that security was a much bigger issue than one new gate. There exist issues of three gates and unresolved problems of internal access from area to area that need to be solved.

Hannum proposed a motion that he be allowed to investigate further and bring a more detailed proposal to the next meeting. The President (Day) expressed the opinion this was an unnecessary motion and assured Hannum he was free to pursue any investigation he wished and would be given time in the next meeting to present a proposal.

Director Hannum indicated his agenda item regarding delinquent dues had been largely satisfied by information provided by the treasurer during the Treasurer's report.

Hannum went on to advise the board of intentions to implement a more aggressive Architectural Control Committee. The discussion included the ability to amend documents and create rules and regulations. He also discussed having areas representatives of the committee.

Day advised the board that the library was not available for a February meeting. The next available date (and consequently the next proposed meeting date) would be Thursday March 15. He expressed the opinion that there was a need for considerable informal effort between now and the next meeting to deal with the issue raised at this meeting.

Day also reminded the board that the directors do have the authority to take official action in the absence of a formal meeting providing the written approval of all directors has been obtained. (see Section 5, Article V of the Bylaws)

Pillow reminded the board that action was taken (see minutes Nov. 20, 2006) to suspend the annual dumpster event.

The Meeting was closed at 8:30 pm by mutual consent.

Draft submitted by Lucius Day