

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

March 15, 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 March 15, 2007. The meeting was called to order at 6:35 pm by the President, Lou Day.

A quorum of Directors was present at the opening consisting of Directors: Day, Dowell, Hannum, Stong and Pillow. Directors Visser and Swoboda were absent.

Other Homeowners present:

Facilities Improvement Committee: Rich Hagan and Tom O'Neill

Greenbelts and Landscaping Committee: Dave Landes and Jack Clark and Rich Hagan

Interested Homeowners: Karen Melfi and Loren Lewis

Minutes of the January Board Meeting were approved by mutual consent with no additions or corrections.

V. President: Bob Stong asked the Board to get together and develop a budget that is more proactive instead of relying on Chris' numbers from past years. Then, stick to it! He spoke to his belief that this Board needs to have input from each member and committee chairmen, with the Board as a whole developing the Budget, and keeping each other accountable for the budget. Part of Bob's concern on this comes from his experience in contacting the sign contractor who did the other flagstone signs at our entrances who told Bob that he'd never again do work for our HOA as he was "stiffed" on part of his contract. It is unclear whether or not this is fact – Chris said that he paid the invoice as he received it.

Bob Stong made the MOTION: Home Owners and Board Members assigned responsibility for areas of responsibility in the HOA, are to present a budget for their area to the Board for discussion and approval prior to this HOA budget being presented to the HOA membership by the Treasurer at the Annual Meeting. Dan Dowell seconded it. After more discussion, the vote passed 3 in favor (Stong, Dowell, Hannum), 1 opposed (Day), and 1 abstention (Pillow).

Treasurer's report: Chris Pillow gave the 2 page "Balance Sheet – Accrual As of March 14, 2007" (attached.) He discussed this information and answered questions from the board. Chris said that we have collected more money via our attorneys this past year. Before these last two years, the only way we have collected overdue assessments has been upon the sale of a home. We've had fewer legal expenses this year mainly because the implementation of SB-100 requirements was made last year. Also, there has been less money spent overall on Greenbelts (due to cost saving measures put into play by Dan Dowell and the many volunteers on board now). The monthly debt service on the loan for Phase I improvements is about \$2000/month.

Lou Day voiced his concern about the Reserves or Contingency Fund area of our treasury which has been depleted due to the decision to put it into Phase I of the Improvement Plan. In his opinion, that must be a part of the budgeting process in order to be fiscally responsible to the membership. A motion made by Bob Stong addressing this failed due to lack of a second.

Recreation Facility Improvements:

Rich Hagan gave the directors a schematic of Dutch Creek Village Homes and Recreation Facility which shows the HOA's irrigated and non-irrigated land parcels (attached.) The 2<sup>nd</sup> page of the handout shows the "Grounds maintenance Plan for Non-irrigated Land" with explanations. The 3<sup>rd</sup> page is an aerial view (Google, ©Europa Technologies, etc). The discussion of this plan was tabled at this time. It was

decided that an informational meeting to explain it to all interested homeowners would be a good idea, however.

Rich reported that Goodland Construction, general contractor on the Improvement Project, will be finishing the project by the end of April – weather permitting. The ornamental fence will be put in by Split Rail Fence and could be done by the end of March.

A Dutch Creek Recreational Facility sign being put at the north end of S. Marshall Ct, in front of the Recreation facility would be a beneficial addition to this improvement. However, it wasn't budgeted in the Phase I plan and due to a snag with the contractor, aforementioned (V Pres.' report); it again will be tabled with the recommendation from the Board members that it be budgeted for in this next year's budget. The approximate cost of the other three signs done 2 years ago was \$14,000.

Security Gate at the Pool Entrance: A hydraulic gate closure with use of the current keys is what has been planned in the current construction (approximate cost of \$200-300). Lou Day explained a "magnetic proximity card reader" gate that he and others looked into instead. It would have an alarm in the pool house which would go off if the gate is propped open, it would lock and unlock at preset times daily, and could be programmed to delete cards of members who have lost the privilege of use say for unpaid assessments or rule violations, or lost cards. The approximate cost of this system including the software for us to run the program ourselves instead of having it monitored is about \$3000. Lou will get the specific bid to the Director's as soon as it comes to him. The system Mark Hannum had talked of would be more in the \$5000 range and is a hardwired system which he feels is not as good as this one (aforementioned). After discussion, the MOTION was made by Dan Dowell and seconded by Bob Stong to accept the security gate/proximity card reader system at the NE corner of the pool area which constitutes the new main entrance. Motion passed with the following in favor: Stong, Dowell, Hannum; opposed – 1 (Day) and 1 abstention (Pillow). The current keys will still allow access to the multi-use/tennis courts. Bob Stong volunteered to find someone (or do it himself) to enter the data into the software program. Eileen Parker volunteered to help him.

Tennis court fence between west court and the pool area needs to be replaced. This was never done after the rebuild on the retaining wall a few years ago. Karen Melfi voiced her opinion that it is no problem even for them in the Filing #3 to walk around to the new, main entrance to get into the pool area. The new sidewalk makes that especially easy. Dan Dowell made the MOTION and it was seconded by (someone) to replace this fencing at the SW side of the tennis courts between the court and the pool at the approximate cost of \$2000. Motion passed unanimously.

Landscape/Grounds Maintenance: Dan Dowell presented a plan (delivered to the Directors this past week and attached herein) overview of plans he and his committee (Dave Anderson, Jack Clark, Rich Hagan, and Dave Landes) have developed for changing the direction for the upkeep and maintenance of the greenbelts and landscaped areas. Due to lack of time for adequate discussion, Dan suggested the Directors study the plan and be prepared to discuss at the next meeting. Dan will be gone for the next two weeks. Though Chris Pillow objected, there was a general consensus of the Director's present to accept the plan but be prepared to ask Dan questions prior to the next meeting if at all possible. Lou will try to get the plan on the website ASAP.

Lou announced April 26<sup>th</sup> as the next Board meeting. May 17<sup>th</sup> will probably be the date of the Annual Meeting but the room cannot be reserved, yet.

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

Respectfully submitted,

Eileen P Parker  
Secretary to the Dutch Creek HOA