

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

April 12, 2007

A special called meeting of the Directors of the Dutch Creek Village Homeowners and Recreational Association, a Colorado non-profit corporation, was held on Thursday, April 12, 2007 at the home of Rich Hagan, 6515 West Hoover Place.

The primary purpose of the meeting was to approve or disapprove additional work to be done by, or in coordination with, Goodland Construction Company, the primary contractor for Phase I Recreation Center Improvements. These additional items are detailed on pages two and three of Annex A to these minutes.

The secondary purpose of the meeting was to agree upon the details of the Association budget for the 2007-2008 fiscal year so that informed decisions could be made regarding funding available for the additional work items.

The meeting began at 7:13 p.m. A quorum of five Directors was present consisting of Directors: Day, Dowell, Hannum, Pillow, and Stong. Rich Hagan, property owner and Chair of the Facilities Improvement Committee, was present as well as property owner David Landes, member of the Landscape Committee.

By mutual consent, approval of the previous meeting minutes was carried forward to the April 25 meeting.

The first item of business was a presentation by Rich Hagan of the information in a handout which is included in these minutes as Annex A. Hagan went over the financial information on page 1 of Annex A and described each item of possible additional work shown on pages 2 and 3 of the Annex.

The next item of business was the compilation of financial information for the next year's budget. This was discussed in detail and displayed on a "whiteboard" with Director Stong presiding for this portion of the meeting. The data was approved unanimously and recorded by the Treasurer, Chris Pillow, for inclusion in the formal budget document to be presented to the membership at the annual meeting as required by the Association Bylaws.

That budget document will be previewed by the Board at the regular April 25 meeting. (Specific dollar figures are not summarized here since they will be documented in the formal budget to be prepared by the Treasurer.)

The Directors present then took up the two items of "*Recommended Additional Work*" described on page 2 of annex A. After a brief discussion it was moved, seconded and approved unanimously to authorize the contractors to proceed with the fence post and sandstone sign work.

Concerning the four items of "*Additional work to Consider*" described on page 2 of Annex A, there was a consensus because of budget constraints to not authorize any of this work at the present time. However, it was noted that the first item (replacement of chain link fence) had, in fact, been approved at the March 15 Board Meeting. For this reason it was explicitly moved, seconded and approved unanimously to rescind the previous approval of this item and take no action at this time on any of the four items of "*Additional work to Consider*"

The three work items listed under *Summary of Additional Work to Consider Under the Maintenance Budget* on page three of the Annex were included in the discussion because they are proposed to be done under the existing Goodland contract. However it was specifically noted that for funding they are to be considered maintenance and are included in the projected landscape maintenance budget. These were discussed in detail and approved by mutual consent.

There being no further business, the meeting was closed at 8:35 p.m.

Respectfully submitted Lucius Day    Approved \_\_\_\_\_

## ANNEX A to March 12, 2007 Minutes

(The following three pages submitted by hand-out to the meeting by Rich Hagan)

April 7, 2007

Dutch Creek Village Board of Directors

Subject: Phase I Recreation Center Improvements

### Total Expenditures as of April 1, 2007

1. AJI Fence	\$ 3,726.00
2. Arbor Mountain Tree	\$ 480.00
3. Ground Engineering	\$ 922.50
4. St. Peter Excavating	\$19,081.50
5. Goodland Construction	\$48,569.18
6. Donald Godi and Associates	<u>\$ 8,713.20</u>
Total	\$81,492.38

Patio Pools – no bill was submitted for work done last fall?

<u>The Goodland Construction contract is for:</u>	\$143,860.00
Amount paid to date	\$ 48,569.18
Change Order #1 (yet to be paid)	\$ 855.00
Change Order #2 (yet to be paid)	\$ 615.00
Change Order #3 (credit for steel edging)	\$ <455.00>
Amount yet to be paid	\$ 96,305.82
Total amount paid out to date	\$ 82,697.38
Total amount yet to be paid	<u>\$ 96,305.82</u>
Total amount of current liability	\$ 177,798.20

Total amount of loan	\$ 90,000.00
Cash in bank at time of contract award	<u>\$ 90,000.00+/-</u>
Total	\$180,000.00

Total amount remaining in account: \$ 2,201.00

### Anticipated extra charges:

* Donald Godi	\$1,000.00
* Goodland Construction	\$1,500.00
* Security lock for new pool gate	<u>\$4,000.00</u>
Total	\$6,500.00

Summary of Recommended Additional Work

1. Install a new fence post to cantilever ornamental fence over existing 8ft. retaining wall.	\$ 110.00
2. Install new engraved red sandstone sign at the entrance to the new parking lot. The sign will be similar in design and construction to the existing signs at the entrances to the subdivision. The lettering will read, Dutch Creek Village --- Recreation Center. The sign will be constructed and installed by Artistic Monumental Works	<u>\$1,650.00</u>
Total	\$1,760.00

Additional Work To Consider:

1. Remove 36 feet of existing 5 foot chain link fence and replace with 10 foot chain link fence. Cut one opening in 5 foot fence.	\$2,940.00
2. Install irrigation in grass area east of tennis courts.	\$6,471.50
3. Install soil preparation in area noted in item #2 and seed with native seed mix	\$1,470.00
4. Change native seed mix to Kentucky blue grass – add	\$ 220.00

Summary of Additional Work to Consider Under the Maintenance Budget

(This work will be performed as a change order to the existing Goodland contract)

1. Replace all existing irrigation heads around the pool.  
(50 spray heads @\$21.50 ea.) \$1,070.00  
We may be able to salvage some the existing heads and save a few bucks.
2. Extend irrigation main line to existing valve box on west side of pool and replace the four existing valves and one quick coupler \$1,740.00
3. Replace all of the specified control valves with Rainbird DV 100s -- this includes item #2 above. This will be a credit of: <\$1,080.00>

The total for items #1 and #2 above after we deduct the \$1,080.00 is \$1,730.00