

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

April 25th, 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 April 25th, 2007. The meeting was called to order at 6:05 pm by the President, Lou Day.

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

Other Homeowners present:

Facilities Improvement Committee/Greenbelts and Landscaping committee: Dave Landes

Secretary: Eileen Parker

Minutes of the March 15<sup>th</sup> regular Board Meeting and the Minutes of the April 12<sup>th</sup> special meeting were approved by consensus with no additions or corrections.

Mark Hannum: Architectural Control Committee: requested that the form explaining procedure for asking approval of a homeowner's improvement/change project be added to the website, if possible. Lou said yes, he could do that.

Website: Lou stated that the new board will need to address this ASAP after the election. He is currently the webmaster, etc, and not running for reelection.

Unfinished Business: Handout #1 (1 page) related to SB-05-100 and SB-06-089 Compliance of our HOA, currently.

Annual Homeowner's Meeting: May 17<sup>th</sup>, 6:30 – 8:30 PM; Columbine Library Large Meeting room

- Elections – Eileen and Lou will work together to prepare this as was done last year.
- Association report will follow and include: Financial report including projected budget for the 2007-08 year, facilities improvement update – including the new pool lock gate, and the Grounds/Landscape report
- Bob Stong: Three candidates, so far, have expressed interest in being on the board – Jack Clark (maybe), Karen Melfi, and Marcel Savoie

Pool: Debbie Swoboda has now missed several board meetings and no one knows whether or not she has begun any of the pre-opening procedures for this season. Peige Visser will contact her and find out about that as well as whether or not Debbie wants to step down or continue on the Board. Lou has talked with homeowner, Troy Brown who is a regular pool user, about possibly taking on the job of the pool manager. Jack, the "Pool Person" who works under the company name of Patio Pools has been under a yearly contract. We need to find out if he's been contacted again, yet.

Recreation Facility Improvements:

Dave Landes gave this report:

- Handout #2 (3 pages); included a suggested card access procedure
- Split Rail Fence Company should have the fence done by the end of the week, weather permitting.
- Arapahoe Security will then be able to install the new security gate system which is a

“magnetic proximity card reader” gate. Tom O’Neill has been working with Bob Stong, Linda Dowell, and Juli Thomas in regards to putting the data on their computers. These people or others, yet to be named, will need to have training from Adam at Arapahoe Security. After much discussion, Eileen and Bob Stong will work with Juli, Linda, Lou, and Tom and figure out how to get this done.

- Pool Card Access Policy:

1. A key card containing a unique “key code” will be mailed to each homeowner with a letter which explains the procedure for use of the card. This card contains only a unique digital code embedded by the manufacturer. It will not contain any name or address information relating to the owner. In the master computer program, each card code will be associated with one particular owner and property address. The access privileges of that particular card will be set and/or changed by the computer operator in the master program. The essential access information from the master program will then be downloaded to the gate lock.

2. The letter which accompanies each card will explain that if an owner’s dues are current up to this year (as of March 31, 2007), the gate lock will be programmed to recognize the card during approved hours of pool operation. The letter will also explain that for members whose dues are in arrears, the card will not be recognized for pool access until the dues deficiency is corrected. The letter could also explain that card access can be “cut-off” for various reasons including not paying the dues, misuse of the pool, etc.

3. The dues for ‘07-‘08 which are now due, aren’t considered delinquent at this time; so if past assessments/dues are paid, an owners card will be recognized initially. A decision as to when the current dues/assessment is considered to be delinquent and the pool access is to be “cut-off” will be left to the new board.

4. Replacement charge for lost access cards will remain at \$35 (the same as charged for a lost key – which is still needed for use of the tennis court on the east side). Bob Stong made the MOTION: to keep the replacement charges the same as for the current key. Mark Hannum seconded. Motion passed with one abstention (Visser). The consensus was that any amount less doesn’t encourage responsible handling of this card.

5. The particulars of the letter will be left to Eileen, Bob, Lou, the Pool Manager, and the yet to be designated main contact person for the key access.

Landscape/Grounds Maintenance: Dan Dowell gave out Handout #3 (2 pages)

- All mowers have been fixed and/or maintained and are ready to go this season
- All irrigated areas have been mowed twice to date – the company hired to do this job even blows the sidewalks clear of grass.
- Water won’t be turned on for irrigating until needed
- Tract F watering: new owner at 6316 S Newland Ct. needs to be told whether or not the HOA will continue with the previous watering payment plan. It was decided by consensus to let them know that it will continue for now with reevaluation done by the new board in the future.
- Mark Hannum will look into sub-metering and new water tap costs as he knows who to call.
- Chris Pillow asked for clarification on the new procedures for deciding when grass is mown. The answer was that grass height will be the main factor but other issues do come into play.

Finance – Treasurer’s Report: Chris Pillow - Handout #4 (3 pages)

- He will mail out the dues/assessment invoices this week.

- Current assets: \$121,828.15; Liabilities: \$85,234.72 (Vectra Bank loan);
- Income will be coming in May – July; most expenses outside of the loan repayment come in May – August

Next Meeting: Lou reserved this meeting room for May 24<sup>th</sup>. The new board can use it or not – but Lou didn't want the busiest time of year to go by for lack of a meeting place. The President and V President, Day and Stong, will be stepping down at the May 17<sup>th</sup> meeting. Therefore, someone needs to be acting Pres. until the new Board elects officers. Mark Hannum had volunteered but has a scheduling conflict with the June 18<sup>th</sup> date. Dan Dowell volunteered to be acting Board Pres. from May 18<sup>th</sup> – election of officers. Lou will leave it up to Dan as to whether or not the reservation (for May 24<sup>th</sup>) is kept, then.

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

Respectfully submitted,

Eileen P Parker  
Secretary to the Dutch Creek HOA