

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

June 14th, 2007

The Directors of the Dutch Creek Village Homeowners and Recreational Association, a Colorado non-profit corporation, held their regular monthly meeting in the partitioned-off dining room of the Raccoon Creek Golf Course Restaurant on June 14th, 2007. The meeting was called to order at 6:37 PM by the President, Marcel Savoie. The officers were previously decided upon by the Board of Directors following the Annual Meeting held on May 17th, 2007.

A quorum of Directors was present at the opening consisting of Directors: Savoie - President, Melfi – V. Pres., Dowell – Grounds/Landscaping, Hannum - Architectural Control, Pillow - Treasurer, Swoboda – Pool, and Parker – Secretary.

Other Homeowners present:

Webmaster & Past-President: Lou Day

Facilities Improvement Committee/Greenbelts and Landscaping committee: Rich Hagan

Homeowners: Dale Cloud and Frank McKinney

Marcel recognized and thanked the following people: Lou Day for his past three years of service and for continuing, at this time, to be the webmaster; Debbie Swoboda for her 9 years of service on the Board; and also Chris Pillow for his 25+ years as Treasurer. He also thanked the other board members who have continued to serve. A big thanks and recognition went to Rich Hagan for all his hard work on the Facilities Improvement efforts for which the benefits are being reaped now.

Savoie also shared some pertinent information he gleaned from the Hindman, Sanchez HOA Seminar on Covenant Enforcement which he, Eileen, and Karen attended on May 24th:

*Record keeping is critical for enforcement of covenants as well as other business of the HOA

* In order for the Directors to be indemnified and protected by the D & O insurance, and so forth, we must all be sure to never act without the authority of a decision from the whole board &/OR without the backing of our documents/policies/procedures.

*We have procedures and processes which we must be careful to follow.

Minutes of the April 25th regular Board Meeting were approved by consensus with no additions or corrections. Eileen asked the Board to review, again, the e-mailed Minutes of the Annual Meeting for corrections, changes, additions and to let her know ASAP, if any.

Agenda: Marcel noted that he would have each Director give his/her report but to add any additional items at that time that should be added to the agenda. Regular Meetings: It was agreed to aim for the 2nd week of the month for these meetings and that this venue might work out. Marcel will make the arrangements for a neutral meeting place each month, as meetings are needed. Food and drink orders are paid for by the individual doing the eating/drinking; not by the Association.

The status of the newsletter being produced by Jackie Mathewson and edited by Eileen Parker was discussed. Marcel wanted to be sure that the newsletter was being approved by the Board as it carries the “Dutch Creek HOA” logo and title. Eileen and Lou reinforced that the agreement is that the Board has input but not editing power. Eileen will continue to run it by the President before it goes to print, as has been the past practice. The next issue will go out in late August. Marcel suggested that we could sell advertising if we wanted and it could off-set Jackie’s cost &/or be a money-raiser for the Association. Currently, the free advertising isn’t even being taken advantage of and Eileen expressed an unwillingness to solicit paid advertising. No one else volunteered an opinion.

Upcoming Neighborhood Garage Sale: June 23rd and 24th; sponsored by Jackie Mathewson who has done the advertising and will do the signs for the area

Pool Security Gate:

Eileen has been giving out the remainder of the cards – 123 picked up to date. Lou Day is in charge of the software and has been training Eileen. Lou has sent the Directors a copy of an “Event Log” for the use of the gate to date. This is, effectively, a “user trail”. Marcel asked Lou, who agreed, to prepare a report for the Board for the next meeting about the kind of reports which can be generated and how these might be helpful. Some additional policy issues were discussed under “Pool” later in the meeting.

Treasurer: Chris Pillow

*Handout #1 – 1.5 page report showing “Profit & Loss Budget vs. Actual, April 1 through June 14, 2007” and 1 page report “Balance Sheet” (attached).

**Income* of \$67,399.93 dues and interest on dues and interest income

*Only 2 homeowners, to date, who have paid the current dues, have paid less than the \$495 dues

*Two homeowners who owed \$898 (two years + interest) paid it all to get their security gate cards enabled.

*\$1034.10 was collected through the legal process (over and above legal costs, etc.)

*\$4937.00 insurance was paid.

*Shared the postcard for the Secretary of State (CO) which has to be filled out each year for the Association; Chris is, for convenience sake, the registered agent.

*He has filed our income tax for this past year.

Architectural & Covenant Control (ACC): Mark Hannum

*Asked Lou to put out a call for volunteers to serve on this committee.

*Still plans to get a form on the website which owners can access or use for their requests.

*Dan Dowell suggested that Cathy Aarnio, Filing III Association, be asked for her help as she seems to have their committee running well.

*Only two requests have been made recently and approved (Feeley – landscape; White – paint change).

*Commercial vehicles on street – Filing III is more strict than is the Master Association

*Perimeter Fences:

*Pierce – Dale Cloud and Frank McKinney voiced their opinion that this is an issue that must be addressed with a plan going forward as that fence is about 30 years old and shows it. Even the well-maintained ones are wearing out. It is their educated opinions as original homeowners & past Board members that the fence is the property of the Association and is not on individual homeowners’ properties. They are willing to work with this Board and try to put together a short-term and a long-term plan to address the problem of maintenance and replacement. The Board directed Mark Hannum to get bids on the cost of repair of the pillars and for repair of the current fence before the next meeting. He will work with Cloud and McKinney on this issue. Dowell and Parker expressed for concern about the fence of a homeowner along Coal Mine that is currently being propped up with 2x4s. We need to have Covenant clarification and policy to address all of the fences and particularly the perimeter fences as they reflect upon the whole neighborhood’s property values.

*Parker stated concern for RV’s and other such vehicles being parked on homeowner’s property in violation of Covenants/Documents. Hannum believes that is not what the Covenants say and his RV is parked behind his fence and is in compliance. Savoie stated that the policy is to the effect of “no trailer, camper, RV, etc. is to be parked on a property where it can be seen by the neighboring homeowner or from the street.” Rich Hagan stated that he also has a camper on his property and that he felt that there had to be an appeal process in place so that if someone is challenged for having a camper on their property and they can demonstrate that it can't be seen from the street or from neighboring properties and that the other neighbors don't object, that the camper should be permitted. Savoie, a past ACC Officer, expressed the opinion that it isn't good policy to operate a Covenants Control or approval process based on expressed consent or not-expressed discontent of the neighbors. Again, Covenant and policy clarification is needed.

Grounds/Landscaping: Dan Dowell

*Gave us a summary, once again, of the processes in place.

*Additionally, all water has been turned on and is being monitored. He is predicting about 25-30% less water usage this year than in the past. He and his committee of volunteers will continue to monitor the water and shut sprinklers off when there is rain, etc. He said that the cost of water taps is just too costly for us to buy any at this time and will probably only get more expensive.

*The smaller tractor is on its "last legs". His recommendation is that we trade it out by the end of summer.

Pool: Debbie Swoboda

*She is looking into putting soap dispensers in the bathrooms and putting shower heads back on the showers at Marcel's request. However, the hot water heater was removed several years ago for various reasons. There is cold water only.

*The Patio Pool contractor will be taking out the trash regularly and will be cleaning the bathrooms. This has been an ongoing issue because of the flooring, etc. Short-term, she will work to try to keep the maintenance & cleaning monitored. As for providing paper towels, the consensus was that people there have towels with them and paper towels would be a problem (clogging toilets, in pool, etc.) Long-term, we need to address the condition of the flooring, paint, etc. Electric sensors on the lights should be looked into because of the problem of them being left on so much.

*Gate alarm – Lou told us that we have received a defective box from the distributor and this is supposed to be replaced within a week or two.

*Parker asked about policy of special arrangements for an enabled card going to homeowners who are making payments on delinquent dues. Chris Pillow stated his opinion that we could do that and people would arrange for the smallest amount they could and use the pool and still be delinquent. Consensus was in agreement. Policy – no enabled security card if owner is delinquent on dues. Also, some owners have expressed a desire for more than one card per family. The decision was made, mainly, not to do this because this could make card-sharing with non-members more easy to do; as well as create other issues for use.

*Signs: Debbie will order, ASAP, a gate sign which will give the pool hours, a notice about the alarm, which will state the NO Smoking, Alcohol, or Glass containers, AND children under 14 MUST be accompanied by an adult.

*Emergency number/key code/knock-box – Debbie will contact the Emergency people in our area and make an arrangement for them to be able to enter the security gate

*Letters will be written by Eileen and Debbie and mailed to each resident restating the Rules for Use of the Pool and about the access cards.

Tennis Courts: Marcel asked Karen Melfi to work with Rich Hagan and Dee Pape (tennis player/homeowner) to begin making plans for maintenance/replacement report to the Board

Webmaster: Lou Day

*will continue this job for now but would like to see the Board address the issue for the future

*Pillow asked that we get a simpler web address.

Karen Melfi said that she liked meeting here but we should be sure to confirm that our next meeting would not be after a tournament or when the facility is being used for another party.

Meeting adjourned at 8:30 PM

Respectfully submitted, Eileen Parker