

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

October 9, 2007

The Directors of the Dutch Creek Village Homeowners and Recreational Association, a Colorado non-profit corporation, met to hold their regular monthly meeting in the “coffee shop” meeting room of the Trinity Christian Center at 6500 W Coal Mine Ave. at 6:30 p.m. At the scheduled meeting time, there were three Directors present: Marcel Savoie, Dan Dowell and Mark Hannum. Since Director/Secretary Eileen Parker was expected to be out of town, Lucius Day (not a member of the board) was present to record minutes.

Owners Dale Cloud and Frank McKinney were present to observe the meeting and provide their comments regarding the perimeter fence issue.

Board President Marcel Savoie began by reading a note from Trinity Christian Center Pastor Bill Epplehart expressing appreciation for this board choosing the Center for a meeting place.

Since a quorum was not present initially, the President, Marcel Savoie, declared the meeting would proceed as an open discussion to follow the planned agenda without motions or actions. (It is noted that a quorum became present with the arrival of Director Chris Pillow later in the meeting.)

In his opening remarks, the President expressed significant concerns regarding the unofficial “Dutch Creek Newsletter” published and distributed by resident owner Jackie Mathewson. His primary concern was that the layout and content of the newsletter gave the appearance of having official association sanction without its being actually approved by the board of directors. In addition, there was a footnote in the most recent issue of the newsletter which could be read to imply the content was approved by this Board of Directors. This was discussed at some length. The conclusion was the president would contact both the publisher and editor regarding our concerns.

Architectural Control. Director/Architectural Control Chairman Mark Hannum passed out a 3 page (11” by 17”) Fence Location Map prepared by Larry Hagan of Meridian surveying, Inc. depicting the locations of boundary fences with respect to tract lines along both S. Pierce St. and W. Coal Mine Ave. (A copy is included in the minutes as attachment 1)

The information provided by the maps is summarized as follows. There is one section of fence along Pierce that is clearly and entirely on owner’s private property by a distance of about 16 inches. There is one section of Pierce fence that begins on an owner’s property, angles up to run approximately on the property line and finishes very slightly on private property. There is a third section of Pierce fence that begins about 8 inches into private property and angles to within 2 inches of HOA property. The fence along the Coal Mine portion of Filing No. 1 is located entirely on HOA property. At the closest point, the south face is 21 inches from the Tract Line. At the furthest point, it is 33 inches from the Tract Line

A lengthy discussion of the Fence Location Map ensued. Options and strategies were discussed. Mark Hannum agreed to obtain more specific cost estimates for both interim repairs and eventual replacement. Marcel Savoie said he felt it necessary to seek the advice of the association attorneys before making further strategy decisions.

It was understood that Mark Hannum would bring hard bids and/or detailed estimates for both interim repair and long range replacement options for the perimeter fences to the next meeting.

Mark Hannum expressed concern over several aspects of vehicular parking both on and off of owners' property. Marcel Savoie called attention to Section 7 (Nuisances) of Article X (Land Use Restrictions) of the Declaration in this regard. It was noted that the association has the authority to regulate parking, but has not done so, previously. Mark Hannum agreed to provide a draft proposal for parking regulations at the next meeting.

A quorum of four Directors became present with the arrival of Director/Treasurer Chris Pillow during the preceding discussion

Treasurers Report. Treasurer Chris Pillow passed out a Treasurer's report for April 1st through October 9th and pointed out items of particular interest. (A copy is included as attachment 2). Pillow noted that income is well ahead of budget, while expenses are well under plan. He also announced the expected installation of a new remotely-read gas meter which would improve the reading and billing of gas consumed at the pool.

A discussion of assessment arrears and foreclosures led to Director Hannum asking if we charged a transfer fee when a property is sold. Pillow answered we do not. Hannum suggested charging a transfer fee (when a property changes ownership) as an additional source of association revenue. There was a brief discussion, but no action taken.

Grounds Management. Director Dan Dowell reported sprinkler systems had been repaired and shut down for the winter with the exception of those in the pool area which are still the responsibility of Goodland Construction Co. They are expected to be shut down within the next several weeks.

Dan Dowell made a proposal to borrow approximately \$5000 to "finish up" some work. However, he did not specify what the work was in detail. He was asked to bring specific details of proposed work to the next meeting.

Chris Pillow advised the group he had personally observed the disconnection of the pool related plumbing from the water supply by the Patio Pools workers. Later in the meeting Pillow observed recent mowing along Coal Mine improved appearance greatly and he also stressed the importance of frequent mowing to maintain the appearance of that particular tract

Committee Reports. In reporting upon the pool gate lock, Lucius Day advised the group that of the potential 184 recreational users of the swimming pool, 32 had never picked up their proximity cards. He also reported that at the present time 10 keypad codes have been issued to administrative and maintenance users for access to the pool. Three of these have been issued to contractors (Goodland, Patio Pools, and L&M Landscape). One has been held in reserve. The rest have been issued to officers having administrative needs to access the pool.

Day proposed making the following changes in the lock programming within the next month.

- (1) Issue new keypad codes to all officers needing administrative access to the pool.
- (2) Provide new codes which can be given to contractors and/or subordinates (as needed).
- (3) Make additional codes available to other officers for emergency use.
- (4) For security purposes, cancel (de-activate) all previously existing keypad codes.
- (5) Install a scheduling program for next year.

The “default” version of the scheduling program is proposed to provide for enabling proximity cards for recreational users on the morning of May 24, 2008 and disabling recreational users on the evening of September 1, 2008. However, provision would be included to enable opening the pool as much as two weeks earlier and/or closing the pool as much as two weeks later with minimal programming changes.

Mark Hannum requested Day to provide pool usage data at the next meeting for the period from Labor Day this year to the actual date of closing. Hannum also requested the board plan to hold a special budget meeting similar to the one held last year at the appropriate time.

Old Business Discussion

Web Site Program (Tabled)

Community Fence (Discussed)

Pool Surveillance Signs – Marcel check into surveillance signs and mock cameras. Signs cost from \$29.95 up and mock cameras cost \$49.95.

Pool Grounds (Discussed)

Pool Drainage (Discussed)

Tennis Court Review (On going)

Pool Building Improvements (On going; Debbie Swoboda not present at the meeting here tonight)

Pool closing maintenance (reported by Chris Pillow)

Board Adopted Policies (copies passed out tonight to Directors present)

Yearly Audit (Marcel will be contacting audit firms)

New Business Review

2009 budget Program (tabled)

Volunteer Pool Supervision Program (tabled until Spring)

Defined Pool & Grounds Maintenance duties (tabled)

Garage and Parking (next time - Hannum)

Loan Increase and need for additional work (next time - Dowell)

Keypad codes for pool (next time – Day)

It was moved, seconded and carried to approve minutes of September 11 meeting as last published.

Meeting was adjourned at 8:45 pm

Draft respectfully submitted,

Lucius Day

Acting Recorder

Attachments:

1. Fence Survey Map – 6 Sheets (*Fence Survey Map.pdf*)
2. Financial Report

Motion/Action Summary of October 9, 2007 Minutes

1. Marcel Savoie will discuss newsletter concerns with the editor and publisher.
2. Marcel Savoie will advise the association attorneys of the fence survey results and seek guidance on legal issues.
3. Mark Hannum will bring cost estimates (or hard bids) to the next meeting upon which to base planning for fence repair and/or replacement.
4. Mark Hannum will bring a draft/proposal for parking regulations/restrictions to the next meeting.
5. Dan Dowell will bring specific details of the “work” for which he recommends borrowing of additional funds to finish up.
6. Lucius Day will provide a pool usage report for the period between Labor Day and the actual pool closing date as well as additional information on keypad codes for contract and administrative users at the next meeting.