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

June 10, 2008

**ACTION / MOTION RECORD**

1. **MOTION** made by Eileen Parker to accept the minutes of the May 13<sup>th</sup> Board of Director's regular meeting and the minutes of the June 3<sup>rd</sup> special meeting of the Board as sent by email to the Board. Troy Brown seconded. Motion was passed with the abstention of Kathy Mohrbacher as she was absent for the June 3<sup>rd</sup> meeting
2. **MOTION:** Eileen Parker moved not to accept Resolution 009-06 of the Dutch Creek Village Homeowners & Recreational Association REGARDING APPLICATION FOR ARCHITECTURAL CHANGE; it should be revised before again being put up as a proposal. Mark Hannum seconded the motion. Motion passed unanimously.
3. **MOTION:** Eileen moved that the Board finance the sub-meter for water on Tract F and the replacement of the pool filters at the above quoted prices. Troy made the second to the motion. Motion passed unanimously.

MINUTES APPROVAL SIGN-OFF:

\_\_\_\_\_  
President (signature)

\_\_\_\_\_  
Secretary (signature)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

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

June 3, 2008

The Directors of the Dutch Creek Village Homeowners and Recreational Association, a Colorado non-profit corporation, met to hold a regular meeting in the coffee shop meeting room of the Trinity Christian Center at 6500 W Coal Mine Ave. at 6:30 PM.

**Attendance:**

Board of Directors: Troy Brown, Dan Dowell, Mark Hannum, Kathy Mohrbacher, Eileen Parker, and Marcel Savoie; Karen Melfi was absent

Committee Chairmen: Rich Hagan, Lou Day

Homeowners: Lynn Cole, Jane Little

The meeting was called to order at 6:40 PM by President, Marcel Savoie.

Marcel Savoie:

\*Agenda: 2 main topics – 1) Resolution 009-06 of the Dutch Creek Village Homeowners & Recreational Association REGARDING APPLICATION FOR ARCHITECTURAL CHANGE  
And 2) Prioritizing list of special projects for this year's expenditures

**OPEN FORUM**

Rich Hagan: Would like to speak to the need to pay some bills; the stone pillars of the community/pillar fences, and other Facility Improvement items

Lynn Cole: General interest but especially interested in the Resolution for Architectural Change Proposal

Jane Little: General interest; no special need to speak to the Board

**OFFICER REPORTS**

Secretary: Eileen Parker

\*No corrections/additions/changes to the May 13<sup>th</sup> or June 3<sup>rd</sup> meeting were suggested by anyone.

\*MOTION made by Eileen: to accept the minutes of the May 13<sup>th</sup> Board of Director's regular meeting and the minutes of the June 3<sup>rd</sup> special meeting of the Board as sent by email to the Board. Troy Brown seconded. Motion was passed with the abstention of Kathy Mohrbacher as she was absent for the June 3<sup>rd</sup> meeting.

V. President: Karen Melfi, absent

\*Report given by Marcel Savoie: Cost to do the maintenance to the one tennis court this year will be - \$495 to fill the surface cracks, \$125 for the mesh, and \$100 generator fee for a total of \$720. The budget was approved for \$1000, if needed, to do this again this summer. Rich Hagan questioned how long we intend to continue to put money into temporary fixes on the tennis court. Discussion followed with the gist of it being that we wish to maintain the playability of this one court at this time. Karen will continue to look into other options and bring these ideas to the Board.

ACC – Architectural Control Committee: Mark Hannum

\*All but 5 of the first 42 violation letters have been addressed at this time.

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\*Mark explained that he has been making “drive-throughs” of the neighborhood in which he marks violations on his list, goes around the next time and if the violation is still there a First Notice letter is sent.

\*He still has concerns about the extent to which this Board wants to see the ACC take on the exterior maintenance issues such as need to paint, condition of lawns, etc. Lou Day expressed his belief that this HOA’s Documents do not specifically give the ACC the responsibility to enforce any rules, etc. The wording is that the Board “may” direct the ACC, etc.

\*Kathy Mohrbacher told us that another home is in foreclosure now.

\*He’s received 2 new applications for change – one for new paint and the other to paint but in the same color.

\*Question: who is responsible for compliance with Covenants if the tenant is a renter and not the homeowner? Do we contact the owner and not the renter? Discussion indicated that the ACC should contact both the homeowner and the renter as the tenant is responsible to make the changes but the owner is ultimately responsible so must be notified.

\*Discussion ensued regarding a homeowner in Filing 1 who continues to have several cars parked in the street, in the driveway, and in the driveway of a neighbor.

Treasurer’s Report: Kathy Mohrbacher

\*Finance report attached

\*Auditor’s report given to each Director

\*The payment of some bills has been delayed due to the change over from Chris Pillow to Kathy and her desire to have Board approval and guidance for the payment of bills.

\*CASH FLOW STATUS: 4/1/08 – 6/9/08

Beginning Cash	\$34,295.21
Inflows	73,074.60
Outflows	30,236.05
Interest earned	<u>74.82</u>
Ending cash	\$77,208.58

CASH ON HAND

Checking	\$ 3,022.91
Money Market	69,135.67
Reserve Account	<u>5,050.00</u>
	\$77,208.58

DELINQUENCY STATUS (dues)

1 – 60 days	\$16,955.40
61+ days	<u>9,899.75</u>
	\$26,855.15

\*Question regarding seemingly high cost of telephone service at the pool. ACTION: Troy Brown will work with Kathy and the insurer about the phone at the pool.

\*Payment Plans: Kathy asked for the latitude to work out payment plans, if needed, with some homeowners (specifically anyone having significant financial problems.) It was agreed that Kathy is able to do so, if she deems a request reasonable and in good faith.

\*For now, the money for the purchase of the new mower will come from the reserves. However, this is with the understanding that Dan will be trying to find ways to cut other costs wherever possible to cover this purchase within his budget.

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### Grounds/Landscaping: Dan Dowell

- \*Sprinklers are working
- \*1 scheduled mowing has been done
- \*2<sup>nd</sup> round of fertilizing will be done soon
- \*Question from Mark Hannum, from others on Caley, asking when the green belt along Racoon Creek will be mown: Rich Hagan's response was to say that this is all a part of the Riparian Zone reforms that this committee began last year. The mowing will be done as needed; however, it will not be cut as short as had been done previous to last summer. It will take time for the native grasses and other plants to recover. The length of the grasses will vary – 10" – 12" within a few feet of the creek, 6" – 8" beyond that distance. Mowing depends on the length of the plant matter and the rains.

### Pool: Troy Brown

- \*Heat exchanger will be cleaned according to the decision made at the June 3<sup>rd</sup> meeting
- \*Need to decide about the filter replacements
- \*In general, the pool is up and running well.

## COMMITTEE REPORTS

### Facility Improvement: Rich Hagan

- \*Goodland Construction has replaced dead/damaged plant material that was under warranty
- \*There was also some frost damage around the post at the gate which has been repaired
- \*The orange construction fence will be moved from the sidewalk edge along the new plantings above the new retaining wall so that it is just in place to keep people off the newly seeded grassy area of the multi-use field.

### Website: Lou Day – no report

## OLD BUSINESS

### 1) ACC Resolution Review:

- \*Lou Day reiterated his opinion which he stated in a document sent to all the Directors this past week that this Resolution needs to be reworked with clarifications in many areas.
- \*Lynn Cole stated that she believes the way the Acknowledgement form is written that non-compliance is encouraged rather than discouraged. She, too, would like to see it reworked.
- \***MOTION:** Eileen Parker moved to not accept Resolution 009-06 of the Dutch Creek Village Homeowners & Recreational Association REGARDING APPLICATION FOR ARCHITECTURAL CHANGE; it should be revised before again being put up as a proposal. Mark Hannum seconded the motion. Motion passed unanimously.
  - The Acknowledgement form is part of this resolution and should be revised also.
  - The 45 day hearing time will have to be followed with a new proposal.
  - Suggestion – items such as painting with the same color should be pre-approved and noted in a new proposal for this resolution

### 2) Prioritizing of Special Projects

- \* Sub meter for water on Tract F - Dan reported that the price will be \$1389
- \* Pool – filters – Troy reported that the \$2200 amount is the total quoted price
- \* Replace fence north/west end of pool – south side of multi-use courts: Marcel reported for Karen She was only able to get a quote from Elkar Fence at this time and the bid was \$7,984 and included demolition of the current fence.

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\* Security System & Lighting: Troy told us that the metal poles which would be like the current metal fencing cost \$800-1000@. Another option is to use the existing poles and put in the new one to match; then, finishing them all the same. The cost of putting goose-neck lighting on these poles is about \$300@. We would need an electrician to do some of the work which adds another ~\$350-500 for the job. Total estimate of \$1500 – 1800 plus. ACTION: Troy will continue to get specifics on this project and report back in July. In addition, Troy stated his opinion that he thinks the additional lighting will be better for our purposes than a camera/recorder for security.

**MOTION:** Eileen moved that the Board finance the sub-meter for water on Tract F and the replacement of the pool filters at the above quoted prices. Troy made the second to the motion. Motion passed unanimously.

### NEW BUSINESS

Kathy asked whether or not it was correct, as a couple of homeowners have told her in response to the invoices of “First Notice of Delinquency of Dues Payment”, that it is the obligation of the HOA to file recordings with the county. Marcel and others told her that is incorrect.

Please review and be prepared to comment at the next meeting on the Audit Report which Kathy gave to the Directors tonight.

Marcel Savoie asked for any other business and having none, made the motion to adjourn this meeting. Troy Brown seconded. There were no objections.

Meeting adjourned about 8:15 PM.

Respectfully submitted,  
Eileen Parker, Secretary