

APPROVED COPY

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

July 8, 2008

**ACTION / MOTION RECORD**

1. **MOTION** made by Dan Dowell to accept the minutes of the June 10th Board of Director's regular meeting as sent by email to the Board. Eileen Parker seconded. Motion was passed with the abstention of Karen Melfi as she was absent for the June 10th meeting.
  
2. **ACTION:** Kathy asked for guidance in handling delinquencies. Decision was to follow the written procedures and refer 90+ days to Marcel who will confer with the BOD at that time. She will look at the policy as written and let Lou Day know if it requires someone's pool card being disabled, if allowed by written policy.
  
3. **MOTION:** The Board of Directors of the Dutch Creek Village Homeowners and Recreational Facility does hereby adopt the following Perimeter Fence Policy –  
All DCVH&RA perimeter wood are to be maintained by the homeowner. It will be the sole decision of the Board of Directors and the Architectural Control Committee to ensure a consistent look in regards to the design and construction of these fences. The fence is to be a 5 foot tall, premium grade red cedar material, with "dog ear" top corners and to be set without space between each picket. The HOA will provide maintenance and repair of the stone pillars between the fence sections and bordering the HOA property and the homeowners' property.  
Dan Dowell seconded. Motion passed unanimously. The Policy will be posted on the website and notice sent to the homeowners for input and the designated 45 day hearing.

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

July 8, 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 Karen Melfi; Marcel Savoie was absent

Committee Chairmen: Rich Hagan, Lou Day

Homeowners: Lynn Cole, Dale Cloud, and Chris Pillow

The meeting was called to order at 6:32 PM by V. President, Karen Melfi.

**OPEN FORUM**

Lou Day: Two items of concern – 1) In his opinion, the sub-meter for water on Tract F which was approved at the June BOD meeting is discrimination against that homeowner because there are three other owners for whom we are not using a sub-meter and 2) Would like to know if this board believes that the audit was worth the money and whether or not we're going to continue with a yearly audit.

RESPONSE from Dan Dowell related to the sub-meter: The plan is to assess the usage and make a decision based on that date going forward, if the Board decides to do so.

Rich Hagan: committee issues

Lynn Cole: General interest

Dale Cloud: General interest; perimeter/community fence issue

**OFFICER REPORTS**

Secretary: Eileen Parker

\*No corrections/additions/changes to the June 10th meeting minutes were suggested by anyone.

\*MOTION made by Dan Dowell and seconded by Eileen: to accept the minutes of the June 10th Board of Director's regular meeting as sent by email to the Board. Motion was passed with the abstention of Karen Melfi as she was absent for that meeting.

Treasurer: Kathy Mohrbacher

Cash Flow Status:

Beginning Cash:	\$34,295.21
Inflows:	\$84,204.20
Outflows:	- \$41,025.20
Interest earned:	<u>\$140.39</u>
Ending cash:	<b>\$77,614.61</b>

Cash on Hand:

Checking:	\$6,633.97
Money Mkt:	\$68,321.11
Reserve Accts*:	<u>\$2,659.53</u>
	<b>\$77,614.61</b>

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A/R Delinquency Status: 61-90 Days - \$7,057.40  
90+ Days - \$8,043.95

**Attachments:** Balance Sheet – Accrual, Profit & Loss Budget vs. Actual (April 1 – July 6, 2008), Customer and Job List, Reconciliation Summary (Vectra MoneyMKT, Period Ending 06/30/2008), Reconciliation Summary (Checking, Period Ending 06/30/2008)

Kathy asked for guidance in handling delinquencies. Decision was to follow the written procedures and refer 90+ days to Marcel who will confer with the BOD at that time. She will look at the policy as written and let Lou Day know if it requires someone's pool card being disabled.

The Reserve Accts\* are the budgeted amounts being held in a category called "Reserve Accts" and not an actual separate account.

### Pool: Troy Brown

- New pool filters are in and the water is noticeably more clear
- The leaking urinal has been fixed
- Boiler will be cleaned by the end of the week
- The Depth markers are illegible; he plans to remark them
- New locks for gates on the tennis courts are in
- Alarm is re-enabled on the gate; and time allowed for the gate to be open appears to be too short as the alarm is going off too often. He and Lou Day will check into this timing issue.
- The lights in the pool are being fixed – 3 out of 4 are not working right now
- There has been no vandalism to speak of to date
- Potential security breach area at the SE corner of the east tennis court. Rich Hagan said that the pyroantha plant that was there died due to the lack of water last summer. Replacing it could take care of this potential problem.
- Mark Hannum requested NO SMOKING and a NO ALCOHOL signs be put up ASAP. Troy will get it done.

### V. President/ Tennis Courts: Karen Melfi

- High cost of the replacement fencing, reported at the June 10<sup>th</sup> meeting, is keeping her from getting that priority item taken care of at this time. She will continue to look for solutions.
- The cracks on the east court were repaired but with a different fill under the net than was used last year.
- Screen nets from the multi-use courts: will be removed and stored because they are too costly to replace and not needed on the multi-use courts at this time

### Grounds/Landscaping: Dan Dowell

- Storm pond behind Filling III has been reported to JeffCo's Urban Drainage Dept for mosquito abatement
- Sub meter on water is in on Tract F

### ACC – Architectural Control Committee: Mark Hannum

- Only one violation has been continued beyond the First Warning at this time due to non-compliance or request for hearing by that homeowner.
- We need to discuss how to handle violations where the home is being rented out. The consensus is that the homeowner must be notified as well as the renter with the First Warning letter, etc. Mark would like to see this Board develop written policy for such conditions.

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*-Perimeter/Community Fence:* After having talked with nine homeowners whose homes are on Newland St. and back to Pierce, Mark believes that they are open to a cohesive, consistent plan for the fence. Mark Hannum made the following **MOTION**: The Board of Directors of the Dutch Creek Village Homeowners and Recreational Facility does hereby adopt the following Perimeter Fence Policy –

All DCVH&RA perimeter wood are to be maintained by the homeowner. It will be the sole decision of the Board of Directors and the Architectural Control Committee to ensure a consistent look in regards to the design and construction of these fences. The fence is to be a 5 foot tall, premium grade red cedar material, with “dog ear” top corners and to be set without space between each picket. The HOA will provide maintenance and repair of the stone pillars between the fence sections and bordering the HOA property and the homeowners’ property.

The motion was seconded by Dan Dowell and passed unanimously. The Policy will be posted on the website and notice sent to the homeowners for input and the designated 45 day hearing.

### **COMMITTEE REPORTS**

Facility Improvement: Rich Hagan

-Stated his belief that any improvements made continue with the design and quality consistent with the work done in Phase I to date.

-Recommendation: For \$4150, the 2 wooden poles could be removed and 3 new 15’ steel poles with signal fixtures (adding a light at the gate); for \$2695 concrete bases would be installed for these poles. Eileen stated that we currently have lighting though it isn’t perfect but the lack of an adequate fence on the north side of the pool is a higher priority item in her mind. Rich asked that this plan be kept in mind and either be considered in phases &/or at a later time rather than to do a cheaper “fix” not in keeping with the design quality of the current improvements. Chris Pillow and Lou Day both spoke to the issue of not spending money without priorities and planning. Dan Dowell moved that the Board authorize the \$6845 for lighting. There was no second. Motion died.

-Boiler Room violations can be repaired for \$310. Troy will use the pool budget to get this done.

Website & Gate Lock: Lou Day – no report

### **OLD BUSINESS**

Audit Review:

Kathy Mohrbacher moved that this item be tabled until the August Board meeting. Troy Brown seconded. Motion passed.

Meeting adjourned about 8:28 PM.

Respectfully submitted,  
Eileen Parker, Secretary