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

August 12, 2008

**ACTION / MOTION RECORD**

1. **MOTION** made by Dan Dowell to accept the minutes of the July 10th Board of Director's regular meeting as sent by email to the Board. Kathy Mohrbacher seconded.
2. **ACTION:** Lynn Cole, Architectural Control Committee member, will contact the authors of letter to Board regarding state of yard at 6659 W Polk Pl, and report to the Directors ASAP.
3. **ACTION:** Proposed Perimeter Fence Policy discussion tabled until September Board meeting.
4. **ACTION:** Marcel authorized Kathy Mohrbacher to sign the "Engagement Letter" for Michelle Giometti to do the 07-08 CPA Review of the Dutch Creek Village Homeowners & Recreational Facility finances. The other Directors agreed to this.
5. **MOTION:** Kathy Mohrbacher made the motion, seconded by Dan Dowell to authorize Dan Dowell and Rich Hagan to make arrangements, if weather warrants, to keep the pool open up to 2 weeks beyond Labor Day – closure to be at 9 PM on Sept. 14<sup>th</sup>, at the latest. Motion passed.

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

August 12, 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: Dan Dowell, Kathy Mohrbacher, Eileen Parker, and Marcel Savoie with the following absent: Troy Brown, Mark Hannum, and Karen Melfi

Committee Chairmen: Rich Hagan, Lou Day

Homeowners: Lynn Cole, Dale Cloud, Bob Mohrbacher

The meeting was called to order at 6:37 PM by President, Marcel Savoie.

**OPEN FORUM**

Rich Hagan: Requested to speak first as he needed to go because of house guests –

Lou Day: Need to speak to pool gate issues, website, and fence policy proposal

Lynn Cole: on ACC committee; interest in fence policy proposal

Bob Mohrbacher: general interest

Facility Improvements: Rich Hagan

\*Goodland Construction had completed all work for which they were contracted and the recent payment reflects work done last fall to fix the French drain at the retaining wall by the pool as well as restoration of fence and landscaping damaged in the auto accident last fall and the new retaining wall and landscaping. The money for the damaged area (auto accident) has been in the account since winter.

\*He'd like to recommend that the Board give the Pool Manager or a designated Director the authority to determine advisability of keeping the pool open beyond Labor Day based on weather forecast – specifically temperatures.

\*Reported that there are several things at the pool that need attention: underwater pool light had been off but has been corrected; one floodlight has been out and one has been on all the time; should get a timer on the boiler room switch.

**OFFICER REPORTS**

Secretary: Eileen Parker

\*No additional changes/corrections/additions were suggested since email posting.

\***MOTION** made by Dan Dowell: to accept the minutes of the July 8th Board of Director's regular meeting as sent by email to the Board. Kathy Mohrbacher seconded. Motion was passed.

V. President: Karen Melfi, absent; No report

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Treasurer: Kathy Mohrbacher

\*Finance Report: 3/31/08- 8/12/08

Cash Flow Status:

Beginning Cash	\$34,295.21
Inflows	\$86,165.60
Outflows	-\$48,072.86
Interest Earned	\$ 200.98
Ending Cash	\$72,588.93

Cash On Hand:

Checking	\$ 9,544.30
Money Mkt	\$60,385.10
Reserve Funds	\$ 2,659.53

Long Term Liability: Vectra Bank Loan \$64,720.58

Accounts Receivable Delinquency Status: 61-90 Days overdue \$40; 90+ Days overdue \$13,450.95. Some of these delinquencies are for homeowner units in foreclosure (2) and one soon going to foreclosure, most likely.

\*Kathy and Marcel will pursue collection with the HOA lawyers on these delinquencies.

\*Budgeted areas are looking pretty good. Most of the summer expenses of pool and grounds are still outstanding.

ACC – Architectural Control Committee: Mark Hannum, absent

\*Mark reported to Marcel to advise that he has only one application for change on the books at this time – Eileen & Gary Parker have applied for rebuilding a deck which is in disrepair.

\*Kathy Mohrbacher received a letter via the PO Box from concerned neighbors of 6659 W Polk Pl about yard in bad state of affairs; Lynn Cole, ACC committee, will check into this and report to us.

\*Proposed Perimeter Fence Policy: Letter from Lou Day sent to all Directors via email and available tonight as well. No other comments have been received.

\*Lynn Cole questioned why the committee hasn't been used for any of the ACC duties or even apprised of what is going on. Neither she nor Rich Hagan has been contacted by Mark since June about any ACC activity. She would like to see the back-up contact information online for people to contact in Mark's absence or failure to respond.

Grounds/Landscaping: Dan Dowell

\*Trying to control the watering despite the hot weather

\*There was a question about the meter monitor on Tract F. Dan said that Dave Landes is monitoring that and we'll get an accounting of the use at the end of the summer season.

\*Discussion ensued as to which HOA should be responsible for the entrances of Filing III since they pay into the Master Association and also pay into their own HOA as well. Lou Day voiced a concern that the Master Association should not be responsible for Filing III's landscaping. Currently, Dan works with their Board and it is a cooperative effort which is working out well in his opinion. This is how it has been since he became a Director going on three years now.

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Pool: Troy Brown, absent

\*Marcel will ask Karen Melfi to help out until another Director or Pool Manager can be found as Troy has said that he may be moved before the pool closes.

\*The concrete chipping which occurred earlier this month or the end of June was due to kids dropping rocks on the concrete. Romero patched it.

\*Romero, the pool man, is working on the lighting but has reported to Rich Hagan and Dan Dowell that Troy has been unresponsive to his requests for materials such as light bulbs, paper, etc.

\*Again, the Directors talked about the cost effectiveness of more security at the pool such as security cameras and better lighting. The vandalism has declined substantially since the houses of Filing III went in. The after hours pool use still happens occasionally. Marcel has found that he can, usually, go over and remind the kids in the pool that the pool closes at 9 PM and they leave peacefully. Eileen has observed people, mainly young kids/teens, going over the fence during daylight hours – at the gate and around the side. Unless they damage the facility while they are there, we wouldn't look at the security film – so it wouldn't necessarily stop trespassing, either. Is this all a big enough problem to warrant the expense of more security?

## COMMITTEE REPORTS

Pool Gate: Lou Day

\*He's given out 3 more pool gate cards, 1 replacement card at \$35, and has 24 pool gate cards that have never been picked up.

Website: Lou Day

\*The domain name is reserved through Nov. 2009.

\*Less than 50% of the homeowners have given him an email address for the email updates, etc. Most don't let him know the change of email address when they make them either.

\*He asked about whether or not he should make more of an effort to get email addresses. It was decided that another request would go into the next newsletter which Jackie and Eileen put out (September).

## OLD BUSINESS

1) Proposed Perimeter Fence Policy:

\*Discussion was tabled until August meeting.

\*Marcel asked everyone to solicit input.

2) Audit

\* Lou Day – After further discussion with Kathy Mohrbacher, he may have changed his criticism of paying for an audit annually.

\* Marcel Savoie – He believes that an annual audit is a responsibility (Bylaws require it). The auditor made specific suggestions which are helpful; and we are beginning to make some changes as recommended.

\*Kathy Mohrbacher – Agrees with Marcel and believes there is a great “up-side” and wants the annual audit to go on. She thinks that we could get a CPA Review one year and an audit the next, etc. There is only about \$1/homeowner unit difference in the cost however.

\*ACTION: Marcel authorized Kathy Mohrbacher to sign the “Engagement Letter” for Michelle Giometti to do the 07-08 CPA Review of the Dutch Creek Village Homeowners & Recreational Facility finances. The other Directors agreed to this.

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President, Marcel Savoie, issued a warning to Lynn Cole as to the appropriateness of her commenting or participating in the Board discussion - outside the Open Forum or under Committee reports. She stated that she believed that hers and others opinions had been asked for.

### **NEW BUSINESS**

#### Pool Closing:

The cost of maintenance on the pool goes week to week with our contract after August 30<sup>th</sup>. It shouldn't cost more than \$800 (half of a normal month's charge) to extend another two weeks. As we found last year, if the temperatures go under 80 degrees, attendance is way down. Therefore, the decision, as Rich suggested could be made on the weather forecast of daily highs in the 80's to keep it open.

**MOTION:** Kathy Mohrbacher made the motion, seconded by Dan Dowell to authorize Dan Dowell and Rich Hagan to make arrangements, if weather warrants, to keep the pool open up to 2 weeks beyond Labor Day – closure to be at 9 PM on Sept. 14<sup>th</sup>, at the latest. Motion passed.

#### Foreclosed properties:

Lawn/yard maintenance issues – should the HOA Grounds' crew step in? Marcel isn't sure of the liability issue with this and may discuss it with Hindman Sanchez' attorney. Get contacts information to Dan Dowell, if needed.

Meeting adjourned about 8:50 PM.

Respectfully submitted,  
Eileen Parker, Secretary