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

March 10, 2009

**ACTION / MOTION RECORD**

1. **ACTION:** Kathy Mohrbacher will continue contact with insurance representatives and Directors of the Board as needed to move forward on the review of the HOA insurance coverage.
2. **MOTION:** Mark Hannum - To approve the expenditure of not more than \$7000 for work & materials to replace existing wooden split rail fence on the south side of the pool with black iron fencing, continue the fence to the west fence, replace or repair torn chain link fence on southwest end of courts, remove big rocks from within the pool recreation area and replace with other landscaping material as needed, and move the basketball hoop/pole to the north side of the east court with substantiation shown by a written bid before work is commenced. Kathy Mohrbacher seconded. Motion was passed unanimously.
3. **ACTION:** Dan Dowell will incorporate the following into landscape plans under the proposed budget, (for the plant improvements at the Recreational Facility): \*Trees wrapped in the fall & unwrapped in the spring for the first few years \*Dormant oil sprayed on some of the trees/shrubbery at certain times of the year and \*Plants must watered in times of drought like this past winter
4. **MOTION:** The Minutes of the Feb. 10, 2009 Board of Director's meeting were unanimously approved as corrected. Correction made to page 1 #10 MOTION: Motion should read, "That 10% of the dues collected, beginning April 2009, be dedicated to the Reserve Fund for '09-10 annually." Same correction made on page 4, "3)" under Budget discussion.
5. **ACTION:** Annual meeting is scheduled for April 30<sup>th</sup>, 6:30 – 8:30 PM, Columbine Library Large Meeting room
6. **MOTION:** Karen Melfi moved: That the proposed '09-10 Budget, as sent electronically this past week to each Director, be approved. Dan Dowell seconded the motion which passed unanimously.
7. **ACTION:** Kathy will continue talks with Vectra Bank for rates and option for restructure of our loan with current payment amount. She will bring this back to the Board for a decision in April.
8. **ACTION:** Eileen Parker will chair a committee to work with Lou Day and a few other homeowners - to be determined - to draft a Boundary Fence Policy proposal. Her intention is to draft a policy of shared responsibility and bring the first draft to the Board in April.

MINUTES APPROVAL SIGN-OFF:

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

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

March 10, 2009

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 Church for All Nations at 6500 W Coal Mine Ave. at 6:30 PM.

**Attendance:**

Board of Directors: Dan Dowell, Mark Hannum, Karen Melfi, Kathy Mohrbacher, Eileen Parker, and Marcel Savoie Troy Brown, has resigned effective immediately. Quorum was met.

Committee Chairmen: Lou Day, Rich Hagan

Committee Members: Lyn Cole

Homeowners: Larry and Linda Money

Guests: Marie Lara, Jewell Biddle, insurance agents

President, Marcel Savoie brought the meeting to order at 6:33 PM.

**FACILITY IMPROVEMENTS/REPAIRS** Rich Hagan and Karen Melfi

\*Recommend the following for between \$6000 and \$7000 – thereby, securing access to the pool area from the tennis courts and at the same time allow access to the court area for basketball and other court games.

\*Remove basketball goal, currently on west tennis court and reinstall it on the north side of the east tennis court.

\*Remove the remaining 150 ft. of existing wood and wire fence located along the top of the existing retaining wall.

\*Remove all large rocks located between the lawn area of the pool and the retaining wall and deposit them at the base of the retaining wall between it and the south existing tennis court fence.

\*Install 150 ft. of ornamental metal picket fence to match the 6 ft tall fence installed as part of the Phase 1 construction. Thereby, the design of the entire pool area would be completed using only one type of design in fencing. As well, the higher fence would discourage trespassing.

\*Repair or replace the vandalized existing 3ft by 10ft section of chain link fence that blocks access between the retaining wall and the tennis court fence.

**MOTION:** Mark Hannum moved to approve up to \$7000 for this work, as above, but substantiation must be shown by a written bid before work is commenced. Kathy Mohrbacher seconded. Motion passed unanimously.

Rich Hagan also asked for the following to be written into the landscape maintenance plan so that this investment isn't lost down the road.

\* Newer trees must be wrapped in the fall & unwrapped in the spring for the first few years

\*Dormant oil needs to be sprayed on some of the trees/shrubbery at certain times of the year

\*Plants must be watered in times of drought like this past winter

**ACTION:** Dan Dowell said that those things can be done under the existing budgetary allowance.

**NSURANCE** – Kathy Mohrbacher

Marie Lara, representing our current provider, Taggart Agency with coverage by Travelers' Insurance.

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\*Included in this current package policy: the buildings (80% replacement), contents, general liability, Directors/Officers insurance; Hired and Non-Owned Auto (Employee/Volunteer) is not included.

\*Having the pool is a premium cost; but they do not charge more for nor exclude the diving board. *She will try to find the specific information to assure us that the diving board is covered.* She said that having a phone for emergency purposes at the pool is not a requirement of the coverage.

\*After questions and answers and her review of our policy, Ms Lara recommends:

- 1) Additional Umbrella coverage for liability
- 2) Due diligence in requiring each and every contractor to have bonding/insurance and licensing and our HOA insurance must be added on as the additional insured
- 3) Specific information given to her regarding additional value of contents such as the new tractor and 100% replacement dollar values for all of the fixed assets
- 4) Individual Director's homeowner's policy for personal umbrella liability coverage

### Farmers' Insurance – Jewell Biddle

Kathy asked her to look at the current coverage and bid for our business. The Farmers coverage:

- 1) All property they cover must be specifically noted (e.g. tractor, mower, fences, gates, etc)
- 2) They would need estimated replacement cost to give exact bid for coverage
- 3) \$7500 coverage for signs such as the entrance monuments would be automatically covered
- 4) Includes Employment Practices coverage for Discrimination suits that could be brought due to legislative action of the past two years
- 5) Includes \$2 million coverage for Directors/Officer liability
- 6) Do require depth markers at pool and smoke detectors in the pool bathrooms, storage
- 7) Diving board at the pool would have to be removed for their coverage
- 8) Includes coverage for Association fees lost due to disaster such as a tornado, etc.
- 9) Includes coverage for hired and non-owned autos – Officers and Directors and Volunteers acting on HOA Business

**ACTION:** Kathy Mohrbacher will continue contact with insurance representatives and Directors of the Board as needed to move forward on the review of the HOA insurance coverage. Our insurance now is renewable by July 1<sup>st</sup> each year.

## **OLD BUSINESS & DIRECTOR REPORTS**

SECRETARY: Eileen Parker

**MOTION:** The Minutes of Feb. 10, 2009 Board of Director's meeting were unanimously approved as corrected. Correction made to page 1 #10 MOTION: Motion should read, "That 10% of the dues collected, beginning April 2009, be dedicated to the Reserve Fund for ~~2009-10~~ annually." Same correction made on page 4, "3)" under Budget discussion

\*Annual Meeting: Columbine Library meeting room is available for the evenings of April 30<sup>th</sup>, Thurs. or May 4<sup>th</sup>, Monday. The other evenings in May are unavailable this year because of the library used book sale preparations. Consensus was for Thursday, April 30<sup>th</sup>.

TREASURER: Kathy Mohrbacher

\*Report was given to Directors and summarized here:

Money Market Account:

Beginning Balance (1/28/09) = \$28,266.29, Checks and payments -\$6,000.00,

Deposits and Credits +\$947.41, Deposits and Credits +\$ 261.85

Cash on Hand (as of 2/28/2009) = \$23,475.55

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Checking Account:

Balance as of 2/28/09 = \$3,219.91

\*Budget for 2009-10 Kathy Mohrbacher

Kathy believes that the possible additional expenses of the following - which weren't previously covered in the Budget planning - would be covered with the 15% contingency fund which is built into this budget: a Directory update, web site, pool door vents, return line, and motion detector lighting.

**MOTION:** Karen Melfi moved that the proposed '09-10 Budget, as sent electronically this past week to each Director, be approved. Dan Dowell seconded the motion which passed unanimously.

County Commissioner's Deed: Marcel Savoie - Commissioners would like to have us listen to their representative about this proposal (Trail Easement Agreement.)

Pool/Tennis courts:

\*Phone at the pool - Discussion to purchase Qwest phone FOR EMERGENCY USE ONLY - 911 CALL ONLY. Decision tabled until April.

\*Pool - Karen Melfi

Mike Romero, the Patio Pool man, said he can get the pool drain cover as required by law for less than what we've budgeted. Karen intends to get bids for maintenance and pursue getting a volunteer Pool Manager.

Loan Modification:

After comparing 1<sup>st</sup> Bank of CO and Vectra Bank's loan options, Mark Hannum recommended staying with Vectra Bank to refinance the loan. Kathy Mohrbacher - information from Vectra Bank:

\*Loan balance as of March 4<sup>th</sup> equals \$54,879.38. Currently we are paying a 9.71% rate. We can refinance with a \$300 origination fee at 4 yrs at 7.25%; 3 yrs at 6.94%, and 2 yrs at 6.55% rates. The 2 & 3 yr option result in higher payments. Rates are subject to change and the rate could be lower or higher depending on the crediting rating of our association.

**ACTION:** Kathy will continue talks with Vectra Bank for rates and option for restructure of our loan with current payment amount. She will bring this back to the Board for a decision in April.

Mark Hannum asked us to once again consider the option of taking dues payments and delinquent payments by credit card. Kathy will look into this to see if it is an option she can recommend. There was some discussion about ways to encourage payment of delinquent dues such as a period of amnesty without interest charges. No decision was made.

Parking Policy: tabled

Boundary Fences: Eileen Parker asked for authorization to work with Lou Day and a few other homeowners to try and write a Proposed Boundary Fence Policy. Her intention is to draft a "shared responsibility" policy and present it at the next Board meeting. If it is approved there, it could be presented at the Annual meeting for input. Authority to form this committee and work with the stated intentions was by consensus.

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**NEW BUSINESS**

Rental Properties

Linda & Larry Money shared their concern that the interests of other homeowners' property and valuation of said property be protected even with rental properties. They'd like to have the Board of Directors look into a policy to address these concerns. Also, Linda asked for help in letting other homeowners know about criminal behavior or other dangers within the community.

Eileen Parker suggested an Amendment to the Bylaws addressing this issue which is similar to the provision in the Declarations of Filing 3's HOA. Marcel and Lou stated opposition to that suggestion because the DCV HOA, Master Association, Declarations and Bylaws do not address the issue of rental properties. Because of this, any "renters' policy" would probably require time, money, and effort to get an Amendment to the Declarations passed by the membership. Therefore, the Board has no authority other than to exert pressure on the owner of said properties to comply with the Declarations and Bylaws of the Association. No action was taken.

Linda Money may look into Neighborhood Watch®

**Next regularly scheduled Board of Director's meeting: April 14<sup>th</sup>; 6:30 PM**

Meeting adjourned about 9 PM.

Respectfully submitted,  
Eileen Parker, Secretary