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

April 14, 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. Quorum was met. Director, Troy Brown, resigned in March 2009.

Committee Chairmen: Rich Hagan, Facility Improvements

Committee Members: Lyn Cole, ACC; Dale Cloud, Boundary Fences

President, Marcel Savoie brought the meeting to order at 6:38 PM.

**DIRECTOR REPORTS and OLD BUSINESS**

Secretary: Eileen Parker

**MOTION:** March 10, 2009 Minutes of the regular meeting of the Board, as received by all Directors previous to this meeting, were approved unanimously.

Architectural Control: Mark Hannum

\*Will not stand for re-election.

\* 1) One violation notice sent; 2) 5 Applications/Projects underway

Treasurer: Kathy Mohrbacher

\*End of Fiscal Year Report - March 31, 2009 Attachment #1 Balance Sheet

\*Restructuring of the Vectra Bank loan – Vectra Bank will refinance at a rate of 7.69% (current rate is 9.71%), 3 year term but the loan would be paid in full in 2.6 years – saving over \$1600 in interest charges, and a \$300 origination fee.

**ACTION:** Mark Hannum will go back to his contact at 1<sup>st</sup> Bank to see if they can do any better and report back to us as soon as possible.

\*Insurance: Discussion ensued about a possible requirement to post the Certificate of Insurance on our website but NO ACTION taken. Kathy reported difficulty getting specific follow up information from Traveler's Insurance.

Vice President and Pool/Tennis: Karen Melfi

**ACTION:** \*Pool Manager – Rich Hagan will contact the woman with whom he talked last fall to see if she is interested. Karen is trying to get a written contract with the Pool Man, Mike Romero.

\*Pool/Tennis Court Fence repair: There have been four weather delays; but they will start this week barring further weather delays. Thanks to Mark Hannum for his contacts, the materials cost was much less than expected.

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**ACTION:** \*Phone: Kathy Mohrbacher recommended acceptance of proposal from FSH Co. -- charge only May-Sept. They do not want to take out the equipment. This will keep the costs under the cost of getting a new provider and equipment. Approval was by consensus.

**05/09 Correction:** Kathy told the Directors of her discussion with FSH Co in regards to the phone but she does not yet have a written proposal from them.

Grounds Maintenance: Dan Dowell

\*Dan will stand for re-election at the Annual meeting.

\*Denver Water Board sent a report this year that shows the efficiency of our watering. There is over 74,000 sq ft. of area that is watered seasonally.

\*Meter on Tract F will be checked under the warranty.

\*L & M Landscaping has begun the seasonal work. He is happy with their work.

**MOTION:** The Board approves contingency fund expenditure, not to exceed \$3,000, for beautification and improvements to upgrade grounds maintenance systems and aesthetics of landscaping this season. The Motion passed unanimously.

Rationale: There are times when a decision needs to be made prior to a meeting in order to get work done during the growing season and can't always be foreseen in the winter when the budget is planned. Also, equipment breaks down and needs to be repaired in a timely manner. All effort will be made to work from within the budget; but leeway has to be given for the Grounds Maintenance person to be able to work with the volunteers and contractors to get improvements and repairs made without having to seek Board approval each time.

### **COMMITTEE REPORTS:**

Facility Improvements: Rich Hagan

\*Would like to see volunteers clean up areas like Lilley Gulch, south of Filing 2. The HOA used to have an annual Clean-up Day. NO ACTION taken

\*Kathy Mohrbacher asked about the decision taken in the past couple of years cancelling the large trash containers. Other Directors answered that they do not want to see it reinstated because it was dropped due to irresponsible usage by owners as well as by people from nearby neighborhoods.

Boundary Fences: Eileen Parker

**ACTION:**\*The committee recommends: The Board acts to use existing Covenants and Policies/Procedures to encourage owners to repair boundary fences as deemed needed (by inspection of said fences by homeowner volunteers and/or Directors) which will bring these fences into uniformity with the other boundary fences which have been maintained by the owners to date. In addition, the Board of Directors will actively direct resources to the mending of the stone pillars of these fences beginning as soon as bids are received and a contractor is chosen. Meanwhile, the committee will continue to work with the Directors to find a more permanent solution to this issue (such as an Amendment to the Declarations or Bylaws OR a Resolution for Policy, Procedures, etc.) Approval was by consensus.

Mark Hannum will work with this committee.

### **NEW BUSINESS**

Annual Meeting Agenda: Discussion of agenda ensued.

**ACTION:** Directors will work to keep their reports 5 minutes or less; and owners will be asked to hold questions to the question/answer time slot instead of after each report.

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**ACTION:** Power Point® presentation will be used to facilitate the meeting and proposed agenda will be followed: Welcome, Election of Directors (ballot counting will be done while the Directors give reports), Bylaw Amendments vote, Directors Reports, Open Floor/ Q& A, Closing comments.

**Next regularly scheduled Board of Director's meeting: May 12<sup>th</sup>; 6:30 PM. Meeting adjourned 8:35 PM**

Meeting adjourned at 8:35 PM.

Eileen P Parker, Secretary

MINUTES APPROVAL SIGN-OFF:

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

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

\_\_\_\_\_  
Date

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Date