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

July 14, 2009

ACTION / MOTION RECORD

1. **MOTION**: There was unanimous approval of the minutes of the special meeting on June 25, 2009 as distributed via email prior to the meeting.
2. **MOTION**: The Association will write off to bad debt the total un-collectible amount of \$6,658.95 incurred from past dues and liens against the properties of Imani and Williams at 6521 and 6532 W Calhoun Pl, previous to the 2008 foreclosures of those properties. Passed unanimously.
3. **ACTION**: Financial Review for 08-09 engagement letter will be signed and sent this week.
4. **ACTION**: Written water use agreements with four homeowners should be ready for review by the Directors at the next regular meeting of the Board.
5. **ACTION**: The diving board stand should be removed as soon as possible.
6. **ACTION**: It was decided that the key pad codes continue to be given to Directors who might need access to the facility after hours. Workers will only be given codes that work only during the pool hours.
7. **ACTION**: Lou Day will send an email announcing the open position and ask interested homeowners to call Marcel.
8. **ACTION**: Marcel will contact Joy Lucisano for more information; and Hindman Sanchez for an estimate of cost to have them review the proposed Commissioner's Deed before we discuss this again.
9. **MOTION**: Kathy Mohrbacher made the motion that the ACC/Lyn Cole will continue to investigate the situation involving a barking dog complaint and encourage the complainant to exhaust all County/Civil options. It was seconded and passed unanimously.

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**

July 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 6:37 PM.

Attendance:

Board of Directors: Lucius (Lou) Day, Kathy Mohrbacher, Larry Money, Eileen Parker, and Marcel Savoie. Quorum was met.

Committee Members: Lyn Cole - ACC

PRESIDENT: Marcel Savoie brought the meeting to order at 6:37 PM

*Spoke to Karen Melfi today and she has definitely resigned from the Board.

*Did not hear from Dan Dowell regarding inability to attend tonight's meeting.

*Asked for additional agenda items – 1) Pool diving board stand removal and 2) Possible posting of signs warning people to leave the pool during a lightning storm

SECRETARY: Eileen Parker

MOTION: There was unanimous approval of the minutes of the special meeting on June 25, 2009 was approved as distributed.

TREASURER: Kathy Mohrbacher

* MOTION: Reports that the Association's attorneys have closed the files on 6521 and 6532 W Calhoun Pl, and deemed the amounts uncollectible. Following that recommendation and to avoid further attorney fees that will not be recovered, Kathy moved that the Board write off to bad debt the total un-collectible amount of \$6,658.95 incurred from past dues and liens against the properties of Imani and Williams at 6521 and 6532 W Calhoun Pl, previous to the 2008 foreclosures of those properties. Motion was passed unanimously.

***Finance Report:**

Checking	\$10,042.82
Vectra MM	\$65,048.25
Capital Reserve	\$13,923.22**
<u>Total Chkg/Svg</u>	<u>\$89,014.29</u>

Vectra Bank Loan \$50,343.18

**10% of 2009-2010 dues amount previously dedicated by the Board to the Capital Repair/Reserve Money Market Account has been transferred to that account.

*Budget Report: Summer is the time of most of the expenditures of the Association. To date, we are under budget in all categories.

*Refinance of the loan with Vectra Bank is complete. The new monthly payment amount is \$1,600, but Vectra will continue to apply the budgeted payment amount of \$1900, thereby reducing the principal faster and achieving an earlier pay-off date.

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*Dues collection is ahead of last year to date. There was good response from owners to the letter sent letting them know that establishing a payment arrangement before June 30th would minimize interest, and ultimately legal fees for those owners.

*The "Engagement Letter for Financial Review" should be signed for Michelle Giometti to do this past year's review. Kathy reiterated the Board's past decision to undertake a review rather than an audit for several reasons which have been discussed in the past. **The board determined that a CPA Review of the Books of the Association will fulfill the requirements of our governing documents.**

*There are currently two properties in the process of foreclosure - one in Filing 3 and one in Filing 1.

*Each of the four owners from whom the Association uses water for common areas, will be receiving a letter stating a requirement of written agreements to receive payment for such. The letter asks them to present the written agreement currently in place, or work with the Board to write one. The Financial Audit/Review and Best Financial Practices require such written agreements be in place to justify the disbursement of Association funds for utilities and maintenance of sprinkler systems on those parcels.

- Kathy will meet with Dan Dowell to designate just which areas are watered from each owner's lot for her understanding and for the agreements

-Goal is to have written agreements ready for review by the Directors at the August meeting.

RECREATIONAL FACILITY:

Marcel asked everyone to consider ways to enhance the recreational aspect of the HOA such as extending pool hours for holidays such as July 4th, having a picnic/party now and then, etc.

Pool:

*Marcel has the information from Karen regarding the installation of a concrete pad, light pole and light at the security gate to the pool. Karen has pledged to see this job through; and will work with Dan to get it done when the other work from the contractor is being done.

*Karen has asked Patio Pools, Mike Romero, to remove the diving board stand. Not sure when that will be done.

*Marcel noted that he plans to talk with Dan regarding the removal of weeds on the old tennis courts and around the tennis courts and in the rocks on the berm which is at the northeast end of the recreational facility; and as well, mowing the grass below those rocks.

* Lou and Marcel addressed some recent misuse of assigned pool gate codes. It was determined recently that a keypad code assigned for administrative and maintenance access to the pool had become known and was in widespread use by persons not entitled to unlimited pool access. The code has now been permanently disabled. In the future, workers who are not officers of the association will be given specific codes that are limited to daytime working hours and codes will be assigned to specific individuals to enable better accountability in the event of misuse.

ACTION: It was decided that the key pad codes would continue to be given to Directors who might need access to the facility after hours. Workers will only be given codes that work only during the pool hours.

*Discussion ensued about a non-HOA family who seems to be regularly using some other family's pool card to use the pool. These people live in one of the homes that are not a part of the Master Association. There is not an easy solution to incorporating or allowing pool use buy-in with these homes according to Hindman Sanchez due to the way our Declaration is written. Possible interim

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solutions: letters to all regarding the misuse of cards, sending an email, talking with the family in question and to the family/families who are loaning their cards.

APPOINTMENT OF REPLACEMENT FOR KAREN MELFI:

*Eric Friesen has expressed some willingness to help at the pool. Whether or not he's interested in the Director position is not known. Marcel will talk with him.

*Lou Day will send an email announcing the open position and ask interested homeowners to call Marcel.

CONSIDERATION OF COMMISSIONER'S DEED FOR OPEN SPACE TRANSFER OF OWNERSHIP:

After considerable discussion of the pros and cons of taking ownership of the open space on Dutch Creek and Lilley Gulch which lies, geographically, within the DCV community:

ACTION: Marcel will contact Joy Lucisano for more information and Hindman Sanchez for an estimate of cost to have them review the proposed Commissioner's Deed before we discuss this again.

ARCHITECTURAL CONTROL COMMITTEE (ACC):

*Larry Money withdrew the proposed ACC Handbook of Standards which he and a few others had been working on due to concerns from Lou Day, Marcel Savoie, and Lyn Cole about potential conflicts with the Declaration.

*Lyn Cole has met with Casteel and Hawkes regarding the repair of the fences which back their properties and parallel S Pierce St. She believes that they now know what they need to do and what is expected of them. They were each asked to fill out an application for change form if they are going to replace any fence.

*Larry Money would prefer to see an audit trail from the website inquiries for ACC; Lou will see what can be done, simply.

*Lyn has received a complaint regarding a barking dog. **MOTION:** Kathy Mohrbacher made the motion that the ACC/Lyn Cole will continue to investigate the situation involving a barking dog complaint and encourage the complainant to exhaust all County/Civil options.

Next meeting: August 11th, 2009

Meeting adjourned at 8:46 PM
Eileen P Parker, Secretary