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**DUTCH CREEK VILLAGE HOMEOWNERS & RECREATIONAL
ASSOCIATION
REGULAR MEETING MINUTES OF THE BOARD OF DIRECTORS
August 11, 2009**

ACTION / MOTION RECORD

1. **MOTION:** The minutes of the July Board meeting were unanimously approved as previously emailed.
2. **ACTION:** Eric Friesen will begin, now, as the volunteer Pool Manager/Supervisor.
3. **MOTION:** Dan Dowell made the motion to replace the other two security lights at the estimated bid of \$2300/light. Lou Day seconded. After discussion, motion passed unanimously. The installation will be scheduled after pool closes for the season.
4. **ACTION:** Dan Dowell will investigate the tennis court gate latch – possibly broken.
5. **MOTION:** Lou Day moved that the pool be closed for the season at 9 PM on Labor Day. Kathy Mohrbacher seconded. After discussion, the motion passed unanimously.
6. **ACTION:** Webmaster and Treasurer will direct homeowner comments/complaints to the appropriate Director or the President and “cc” to others, if requested. If complaint goes to all Directors and one Director believes that he/she can respond, he/she will let the other Directors know that it is being handled.
7. **MOTION:** Lou Day made the motion for the Board to direct the ACC Chairman, Larry Money, to follow up on the repair of boundary fences of the properties of Hawkes and Casteel. Kathy Mohrbacher seconded the motion. It passed unanimously.
8. **MOTION:** Eileen Parker moved that the written complaint of trash and implements, etc., being kept outside of fences and visible from the street at two properties (6687 & 6617 W Weaver Ave.) be given to the ACC and asks ACC to verify and contact the homeowners. It was seconded by Dan Dowell and passed unanimously.
9. **ACTION:** Kathy will prepare a simple letter of understanding in regards to agreements with the Association and the four homeowners upon whose water meter/delivery to Association common areas is dependent. Marcel will sign and each of those homeowners will be given a copy. Dan will check into the cost of backflow valves and sub-meters for the next meeting.
10. **MOTION:** Lou Day moved that Kathy Mohrbacher turn all homeowner accounts, now delinquent over 90 days, to Hindman Sanchez for collection. Kathy seconded. Motion passed unanimously. This will allow for lien filings in case of future foreclosure or sales.

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

August 11, 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, Dan Dowell, Kathy Mohrbacher, Eileen Parker and Marcel Savoie. Quorum was met.

Committee Members: Lyn Cole – ACC

Homeowners: Eric Friesen

PRESIDENT: Marcel Savoie brought the meeting to order at 6:35 PM

*Eric Friesen was in attendance to talk with the Directors as regarding his willingness to be the Pool Manager. The discussion related to the duties of a Pool Manager/Supervisor:

- 1) Liaison between the Board of Directors and the Pool maintenance contractor
- 2) Overseer of pool maintenance
- 3) Duty to work within the set budget
- 4) Possibly be the security gate computer manager, in the future
- 5) Be the “go to person” in case of problems

*Dan will work with Eric to teach him about the pool and its maintenance.

*Brief discussion about closing date and desirability of extending pool use beyond Labor Day ensued.

SECRETARY: Eileen Parker

MOTION: There was unanimous approval of the minutes of the July Board meeting as revised and emailed prior to the meeting.

POOL/TENNIS COURTS:

*The new light has been installed near the security gate, as contracted.

MOTION: Dan Dowell made the motion to replace the other two security lights at the estimated bid of \$2300/light. Lou Day seconded. After discussion, motion passed unanimously.

Discussion: NW light isn't working properly; new bases needed; poles and lights will match the new one; approximately \$768/@base to excavate and pour concrete base; each light and pole is approximately \$1500; Kathy Mohrbacher stated that we are under budget in most areas and we have allowed a 15% contingency for needed repairs, etc.

Action: 1) Dan will check into cost of demolition and removal of the old concrete bases; or they will be left as is; 2) Due to desire not to encroach on the users at the pool and safety, the lights' installation will be scheduled after the closing date; and 3) dusk to dawn sensors on these lights – will be desirable.

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*Pass codes – no obvious evidence of problem use, according to Lou Day

*Tennis court gate latch is not working – Dan Dowell will look into this.

* **MOTION:** Lou Day moved that the pool be closed for the season at 9 PM on Labor Day. Kathy Mohrbacher seconded. After discussion, the motion passed unanimously.

Discussion: The new security gate codes showed that there are a very small number of users after Labor Day; yet, the cost of another two weeks of maintenance is about \$1500; the weather is always iffy; but the extended contract has to be made in advance. The contractor will be asked to schedule the closure as soon as possible after the last day of use.

Covenant Violation and other Homeowner Complaints:

*Marcel told the other Directors that he either refers a homeowner to the Director, for whom the area of responsibility related to the complaint lies; or to the proper county or state authority if the complaint can/should be handled by someone other than the Board.

*Discussion regarding complaints received by email/website/letter:

- Webmaster will direct to the appropriate Director or the President and “cc” to others, if requested.

- If complaint goes to all Directors and one Director believes that he/she can respond, he/she will let the other Directors know that it is being handled.

ACC – Architectural Control Committee:

*Lyn Cole reported that she has not received the applications for fence replacement from the homeowners along S. Pierce St even though they were given to them as requested by them in July.

*Marcel advised that the Declaration, Article VII, Exterior Maintenance states that the Board may, with a 2/3 majority vote, decide whether or not a specific complaint by any homeowner be investigated further. The Board makes a decision and may ask the ACC to investigate and/or address the issue. The ACC may advise the homeowner, then.

* **MOTION:** Lou Day made the motion for the Board to direct the ACC Chairman, Larry Money, to follow up on the repair of boundary fences of the properties of Hawkes and Casteel. Kathy Mohrbacher seconded the motion. It passed unanimously.

* **MOTION:** Eileen Parker moved that the written complaint of trash and implements, etc., being kept outside of fences and visible from the street at two properties (6687 & 6617 W Weaver Ave.) be given to the ACC and asks ACC to verify and contact the homeowners. It was seconded by Dan Dowell and passed unanimously.

Commissioner’s Deed:

*Marcel e-mailed the documents from the Jeffco Open Space related to the Commissioner’s Deed for transfer of Open Space property to the DCV HOA & Recreational Association to Elizabeth Mueller at Hindman Sanchez in order for her to give us an estimate for cost to analyze and advice on such. He will, additionally, ask for clarification on the HOA’s possible liability of ownership transfer as well as for

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clarification of the roles of the Urban Drainage and the Association and the Open Space in such an agreement.

*Kathy Mohrbacher shared that in her discussions with the insurance agencies related to our coverage the agents asked whether or not the waterway/creeks were fenced off. It would seem that if the HOA owns that land around the creeks we might be required by the insurance to fence the creek from the public.

*Lou Day questions whether or not the HOA has any authority to take a Commissioner's deed, anyway.

Water Use Agreement between the Association and Individual Homeowners:

*Kathy received a copy of written agreement from Howard Wisher. Frank McKinney sent an email with historic information and his understanding of his agreement for Association use of water from his meter and payment of his water by the Association. The other two homeowners didn't respond to the request for a copy of written agreements.

*Kathy will prepare a simple letter of understanding in regards to agreements with the Association and the four homeowners upon whose water meter/delivery to Association common areas is dependent. Marcel will sign and each of those homeowners will be given a copy.

*Dan will check into the cost of backflow valves and sub-meters for the next meeting.

Boundary Fence:

*Marcel will talk with Mark Hannum regarding possible bid for repair of the stone pillars.

TREASURER: Kathy Mohrbacher

***Finance Report:**

Checking	\$ 1650.47
Vectra MM	\$66,992.49
Capital Reserve	\$13,930.12**
<u>Total Chkg/Svg</u>	\$82,573.08

Vectra Bank Loan \$48,720.58

**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.

MOTION: Lou Day moved that Kathy Mohrbacher turn all HOA dues' accounts, now delinquent over 90 days, to Hindman Sanchez for collection. Kathy seconded. Motion passed unanimously. This will allow for lien filings in case of future foreclosure or sales. Kathy has offered these homeowners an option for setting up payment plans or paying in full.

Next meeting: September 8th, 2009

Eileen P Parker, Secretary