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

October 13, 2009

ACTION / MOTION RECORD

1. **MOTION:** Minutes of the August Board of Directors' meeting were approved unanimously. Due to lack of quorum at the September meeting, no Minutes need be approved or put in the record.
2. **MOTION:** Kathy Mohrbacher moved to add Larry Money as co-signer on the bank account. It was seconded and passed unanimously.
3. **MOTION:** Dan Dowell moved that the HOA turn down payment of Howard Wisner's bill for a frozen/broken water breaker because it is the owner's responsibility to winterize the water breaker. It was seconded and passed unanimously.
4. **ACTION:** Dan Dowell will research and obtain cost proposals for alternative solutions such as separate meter for the HOA water needs and present at the next Board meeting.
5. **ACTION:** Dan Dowell will research possible solutions for improvements at the tennis/pool area and present at the next meeting.
6. **MOTION:** Larry Money moved that Dale Cloud be appointed by the Board to fill the Director position left vacant by Karen Melfi. It was seconded and passed unanimously.
7. **ACTION:** Dale Cloud will research and attempt to establish a Nomination committee.
8. **ACTION:** Larry Money, Eileen Parker, and Dale Cloud will work on the boundary fence repair issue: obtain cost for repair of pillars and work with homeowners to repair pillars and fences as needed.
9. **MOTION:** Kathy Mohrbacher moved that the HOA donate \$300 to The Church for All Nations' Food Bank as a thank you for allowing us to use their facility monthly for Board meetings. It was seconded and passed unanimously.
10. **ACTION:** The Directors agreed that it isn't an HOA issue to address a street light placement.

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**

October 13, 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.

Attendance:

Board of Directors: Dan Dowell, Kathy Mohrbacher, Larry Money and Marcel Savoie.

Quorum requirement was met.

Homeowners or Guests: Dale Cloud

SECRETARY: Eileen Parker, absent. Notes were taken by Larry Money

MOTION: There was unanimous approval of the minutes of the August 2009 BOD meeting as was previously distributed.

TREASURER: Kathy Mohrbacher

***Finance Report:**

Checking: \$ 521.03

Money Mkt: \$45,550.19

Capital Reserve: \$13,944.09

Total Chkg/Svgs: \$60,015.31

Accounts Receivable: \$ 7,510.13

Vectra Bank Loan: \$45,464.67

Total Liabilities & Equity: \$68,526.26

***Budget Report:** There are a few outstanding bills such as final summer water, the audit, etc to come in, yet. We are in good standing with the budget.

*_Since Karen Melfi's resignation, we have been missing one signer on the accounts. **MOTION:** Kathy Mohrbacher moved to add Larry Money as co-signer on the bank account. It was seconded and passed unanimously.

GROUNDS/LANDSCAPING: Dan Dowell

*Previous to meeting, all Directors received e-mail notice of a request from Howard Wisher to pay the water breaker repair at his home (because the HOA's use of the water off his meter for sprinklers at entrance on S. Marshall Ct.) After discussion, **MOTION:** Dan Dowell moved that the HOA turn down payment of Howard Wisher's bill for a frozen/broken water breaker because it is the owner's responsibility to winterize the water breaker. It was seconded and passed unanimously

*Discussion ensued about a reimbursement agreement with homeowners for HOA water usages.

ACTION: Dan Dowell will research and obtain cost proposals for alternative solutions such as separate meter for the HOA water needs and present at the next Board meeting.

*Pool area lights have been installed as previously approved.

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*Dan raised the issue of further repairs, etc. at pool/tennis courts. **ACTION:** Dan Dowell will research possible solutions for improvements at the tennis/pool area and present at the next meeting.

APPOINTMENT FOR DIRECTOR VACANCY: Dale Cloud was in attendance and stated his willingness to finish the term as vacated by Karen Melfi. **MOTION:** Larry Money moved that Dale Cloud be appointed by the Board to fill the Director position left vacant by Karen Melfi. It was seconded and passed unanimously.

ARCHITECTURAL CONTROL COMMITTEE (ACC): Larry Money

. *Boundary Fence – Larry announced that he will work with Dale Cloud and Eileen Parker to obtain cost for repair of the stone pillars and work with Homeowners to repair pillars and fence as needed.

COMMITTEES:

* The Board discussed the need for homeowner involvement in the way of help on committees. ACC, Grounds/Landscaping, Finance, and a Nominating Committee. All but the Nominating Committee have chairman. **ACTION:** Dale Cloud will research and attempt to establish a Nominating committee.

NEW BUSINESS

Facility Use Donation: MOTION: Kathy Mohrbacher moved that the HOA donate \$300 to The Church for All Nations' Food Bank as a thank you for allowing us to use their facility monthly for Board meetings. It was seconded and passed unanimously.

HOA Newsletter: The idea was brought up by Dale Cloud that to increase communication to the home owners, other than by email, a letter from the board with the board's agenda items could be sent on a regular basis. He felt that not many individuals think of taking the time to check the HOA'S website for information and updates. A proposal of an HOA newsletter was discussed. There was agreement of the potential need for an HOA newsletter.

Streetlight at end of Caley: A homeowner asked Marcel Savoie to bring this up at the Board meeting. **ACTION:** The Directors agreed that it isn't an HOA issue to address a street light placement.

Next meeting: November 10th, 2009

Eileen P Parker, Secretary
(from notes submitted by Larry Money)