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

November 10, 2009

ACTION / MOTION RECORD

1. **ACTION**: Each homeowner with whom the HOA shares water - Gyurovczky, McKinney, Schwab, and Wisher - will send suggestions for improvements or changes to the current water use arrangement to Marcel Savoie who will then send it to each Director for study prior to the next Board meeting. Dan Dowell will continue to get cost estimates for various options including in-line water meters at each of the other three homes (there is currently one at the Schwab property), shut off valves, other ways to separate the systems, etc. Written agreements will be in place prior to the next watering season (on or about April 30th, 2010.)
2. **MOTION**: Minutes of the October Board of Directors' meeting were approved unanimously as sent to each Director via email prior to this meeting.
3. **ACTION**: Directors were given copies of "Transaction Detail by Account" from Treasurer, Kathy Mohrbacher, to study in order to prepare for the 2010-11 Budget setting.
4. **ACTION**: Directors were asked to study the Financial Review report of Michele Giometti and send comments, questions, etc. to Kathy Mohrbacher.
5. **ACTION**: The ACC committee will get bids for the repair of the stone pillars prior to the next board meeting. The Board will then review the bids and decide whether or not the repair is economically feasible at this time.
6. **ACTION**: The ACC committee will draft a letter to the homeowners, for whom these specific fences make up a part of their back yards which will reiterate the policy for 30+ years has been homeowner maintenance of the fence; explain the Board's offer of shared responsibility; and ask for their cooperation to the stone pillars' repair and their repair of wood portions as needed.
7. **MOTION**: The Board of DCV HOA and Recreational Association declines the Commissioner's Deed regarding the transfer of ownership of the Open Space within our community. Motion 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**

November 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.

ATTENDANCE:

Board of Directors: Dale Cloud, Dan Dowell, Kathy Mohrbacher, Larry Money, Eileen Parker and Marcel Savoie.

*Quorum requirement was met.

Committees: Eric Friesen, Pool

Homeowners or Guests: Frank McKinney, Bud Schwab, Howard Wisher, Gyurovczky/Molloy,

OPENING REMARKS: Marcel Savoie

*Lou Day has resigned as a Director of the Board due to his health. He will continue as the webmaster and the Pool Security Gate administrator, at this time.

HOMEOWNER'S FORUM: As the homeowners in attendance, other than Eric Friesen, stated they were there because of the agenda item dealing with the Water Use/reimbursement agreements, the Board proceeded with this discussion ahead of the other agenda items.

Howard Wisher stated that his understanding of the agreement with the HOA which began with the purchase of his home in 1996 and represented to him by the former owner, John Gilbert, and subsequently put in writing by Chris Pillow was not being met. Mr. Wisher would like this rectified as well as have an agreement that can be filed with the deed, if appropriate. After discussion, it was determined that there may have been miscommunication between Mr. Wisher and the Board, present and past.

In that the HOA has been using water - for the common area irrigation, other than at and around the pool and tennis courts – from four homeowners' taps/meters since the community was developed, the Board and these homeowners want to find a solution that is equitable and long-lasting.

AND In that these four homeowners have various verbal or written agreements with the Board, past and present, it would be desirable to have written agreements with each homeowner that spell out the responsibilities of the HOA and each owner going forward. The goal of such agreements is to provide a fair and clear procedure for use and responsibility between the HOA (all DCV homeowners) and these individual homeowners.

ACTION: Each homeowner with whom the HOA shares water - Gyurovczky, McKinney, Schwab, and Wisher - will send their suggestions for improvements or changes to the current water use arrangement to Marcel Savoie who will then send it to each Director for study prior to the next Board meeting. Dan Dowell will continue to get cost estimates for various options including in-line water meters at each of the other three homes (there is currently one at the Schwab property), shut off valves, other ways to separate the systems, etc. Written agreements will be in place prior to the next watering season (on or about April 30th, 2010.)

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SECRETARY: Eileen Parker

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

*Eileen stated that much of the requested money in her budget was for additional mailings to homeowners; but which hasn't happened. In light of the discussion at the October meeting related to a desire for more communication with HOA members, she'd like to see the Board send out an informational update to all homeowners in January. There was general agreement.

TREASURER: Kathy Mohrbacher

***Finance Report:**

<u>Checking:</u>	\$ 232.04
<u>Vectra MM:</u>	\$40,424.60
<u>Capital Reserve:</u>	\$13,950.97
<u>Total Chkg/Svg:</u>	\$54,607.61

Accounts Re'cble: \$ 5,218.91 (dues)

Vectra Bank Loan: \$43,821.34 (will be paid off in about 2.5 years)

***Budget Report:** Kathy reported there should still be additional bills for the summer pool expenses forthcoming (chemicals, etc.) She also is expecting more water bills. Kathy distributed and explained copies of "Transaction Detail by Account" for Directors' study prior to the budget setting for 2010-11. Each Director should review this carefully.

***Audit Report:** Copies of Michele Giometti's report, "Financial Statements with Accountant's Review Report and Supplementary Information for the Year Ended March 31, 2009" were handed out to Directors to review prior to the next meeting. Kathy asked that Directors send any comments or questions to her ASAP.

BOUNDARY FENCES:

Discussion ensued as to the next step toward resolution of this issue. The Board, previously, agreed to continue the status quo but with the HOA taking responsibility for the stone pillars since that is a unique part of these particular fences in our community. The status quo, for over 30 years, has been the homeowner maintenance of the fences in Filing 1 & 2 which parallel S. Pierce St and W Coal Mine Ave. This decision was made in part because of the potentially expensive and time consuming process of having an Amendment to the Declaration giving responsibility for these fences' upkeep/maintenance/replacement to the HOA passed. Marcel said that the Hindman Sanchez's estimate for preparation of an Amendment begins at \$400. Then, additionally there are costs of mailings, time and effort and potential costs of bringing the Amendment to a vote; etc.

ACTION: The ACC committee will get bids for the repair of the stone pillars prior to the next board meeting. The Board will then review the bids and decide whether or not the repair is economically feasible at this time.

ACTION: The ACC committee will draft a letter to homeowners, for whom these specific fences make up a part of their back yards, explaining the Board's decision of shared responsibility; ask for their cooperation by allowing access to the stone pillars for repair; and reiterate that the policy for 30+ years has been homeowner maintenance of the fence.

NOMINATING COMMITTEE: Dale Cloud

Dale and Karen Melfi met (Lou Day was unable to attend) to begin the search for potential nominees for the Directors' positions which will be voted at the next Annual Meeting. Marcel Savoie, Eileen

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Parker, and Dale Cloud's positions will be up for election. The committee is trying to find homeowners from the various sections of our community so as to have representation from each of the four areas (Upper and Lower Dutch Creek of Filing 1, Filing 2, and Filing 3.)

JEFFERSON COUNTY COMMISSIONER'S DEED: MOTION: Kathy Mohrbacher moved and it was seconded by Dan Dowell: The Board of DCV HOA and Recreational Association declines the Commissioner's Deed regarding the transfer of ownership of the Open Space within our community. Motion passed unanimously.

GROUNDS/LANDSCAPING: Dan Dowell

Dan handed out some estimates for potential improvements to the Recreational facility; and asked that we give some consideration for the next step in continuing the improvements. Eric Friesen reminded us that there is a Master Plan that we used for Phase I and should consider prior to deciding the next step in improvements.

- 200 sq ft. grey micro topping of pool deck (repair) at a cost of \$1050
- Various other options for the tennis/multi-use courts

ARCHITECTURAL CONTROL COMMITTEE (ACC): Larry Money

- A Covenant Violation Warning letter will be sent via certified mail regarding an issue of a trailer being parked on a driveway. The complainant's statement that he has lost faith that this will be remedied is of concern to Larry as he can't find any written evidence that the ACC has dealt with this previously. The record of a certified letter might help.

Meeting adjourned at 8:50 PM

Next meeting: December 8th, 2009

Eileen P Parker, Secretary