

UNAPPROVED MINUTES
Annual Membership Meeting
Dutch Creek Homeowners' & Recreational Association
May 4, 2010
Columbine Library

Marcel Savoie, President, called the Annual Membership meeting to order at 6:40 PM. Secretary, Eileen Parker stated that quorum of 10% of membership was met by those in attendance. There were welcome remarks from Marcel Savoie; and he introduced the current Directors of the Board. The Agenda was projected on the overhead screen. No additions were made to the agenda.

Attendance:

Directors: Marcel Savoie, Dale Cloud, Dan Dowell, Larry Money, Kathy Mohrbacher, and Eileen Parker
Other Homeowners: Lucius Day, Lynn Cole, Chris Pillow, Julie Sobetski, Dale DeBoer, Jack & Patt Clark, Kenneth Kordes, Frank McKinney, John Wilber, Linda Dowell, Viet Tran, Jane Little, Mike & Katie Adams, Rich Hagan, Leonard Iams, Tom & Connie O'Neill, Susan & Pambos Polycarpou, Renee Campbell, Matt Lichlyter, Claudia Carmichael, Marlene Holdaway, Eric Friesen.
Potential Buyer: Tom Kowal

SECRETARY:

Minutes of the 2008-09 Annual Meeting: Secretary, Eileen Parker: Notice for this Annual Meeting stated that these Minutes were posted, as approved by Directors of the Board, on the HOA website. Additionally, a few copies were being circulated. After asking if anyone else wanted to read these Minutes prior to a vote and no one responding as such, **the motion was made and seconded to accept the minutes as previously approved and posted by the Board of Directors. Motion was passed unanimously.**

ELECTION OF DIRECTORS OF THE BOARD

Three Board members' positions were due for election this year. Dale Cloud, who was appointed by the Directors to fulfill the position of Karen Melfi who resigned last summer, chaired the Nominating committee. Three homeowners have volunteered to stand for election as Directors of the Board: Dale Cloud, Ed Ryer, and Viet Tran. The specific officers of the Board and chairman positions are decided by election at the next regular meeting of the Board.

Candidates:

Dale Cloud: Resident since the early days of the community - Filing 1, and has been a volunteer in the community for a long time; is willing to continue as a Board of Director.
Ed Ryer: unable to attend due to prior commitment with travel; Filing 1 resident; Dale Cloud, Lou Day, and Rich Hagan spoke to their knowledge of Ed's fine character
Viet Tran: Resident of Filing 3 since it was built, is very interested in being on the Board and thinks he can help the community

There being no other nominations, Matt Lichlyter moved and it was seconded, to accept the slate as presented. The motion was passed unanimously.

FINANCE REPORT

Kathy Mohrbacher's remarks: *Thanked Chris Pillow because she was able to step in and pick up where he had so ably led the HOA for 25+ years.
*The Annual Notice of this meeting contained a summary of the Financial Report. The complete report and the Budget for 2010-11 are on the website. The key points of the Finance Report & Budget were restated.

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- *The Best Financial Practices for HOAs which she championed through its acceptance by the Board last year has been more fully implemented this year.
- *The Vectra Bank Loan which financed much of the Phase I Improvements to the Recreation facility area was refinanced this year -- saving about \$5-6K. The loan will be paid off in September 2011.
- *The HOA insurance was reviewed and put out to bid this past year. In answer to a question regarding the removal of the diving board, Kathy stated that the problem was that the underwriter for the past insurer stated that they would not cover a diving board -- pool is not deep enough for diving. She sought this input as that coverage was not written in the previous policy. The other insurance companies were the same. The Board contracted with the company that gave the best coverage for the best cost, overall.
- *The second Financial Review was completed with a positive report. That report is also on the website. The most recent fiscal year, 2009-10, finance records will be reviewed this year. Our fiscal year is April 1 – March 31.
- *Some cost-cutting policies have been instituted: e.g. careful water usage on the common areas, three bid policy on all contracts where applicable, new agreement for the phone at the pool, closing the pool after Labor Day, etc. The pool gate log for the past two years showed two additional weeks of heating and upkeep on the pool for the low number of users is expensive.
- *Establishment of a Reserve Fund account category with 10% of income going directly into that account. Previously, there had been savings (reserves); but we are now designating a Reserve Fund for those items which will eventually need to be replaced such as the pool heaters, pool decking, etc. No formal Reserve Study has been conducted; but the Board has endeavored to identify key items that will eventually need replacement. There is a fine line between what is considered repair, replacement, and improvements.
- *She has been diligent about billing residents for overdue accounts and the interest that is charged to those overdue accounts; and turning to the lawyers for collection when needed.

ARCHITECTURAL CONTROL COMMITTEE

Larry Money was appointed by the Board to fill the position vacated by Troy Brown last summer.

- *Due to last summer's hailstorm, he's been busy with roofing requests. There have also, partially due to the hail storm, been several requests for exterior paint approval.
- *When it comes to any changes, additions, etc. that you'd like to make on your lot or to your home, if you'd get the input from your neighbors before coming to the ACC, you'd be ahead of the game because he will often need to go to your neighbors for input on anything that is a major change, anyway.
- *Forms are now on the website.
- *When dealing with requests regarding "nuisance" type violations, he refers residents to county laws first. For example, the county has a law dealing with barking dogs, on-street parking, etc. Please, go to the county first before involving the ACC committee.
- *He needs help on this committee -- ideally, at least one person from each Filing.

POOL & TENNIS COURT(S)

Eric Friesen is the new pool manager. Eric asked everyone to let him know if they have any concerns. With two small children and being a teacher, he spends a lot of time at the pool in the summer.

Marcel, Dan, and Eric spoke to the following changes made or being made at the pool area:

- *new lights on poles were installed last fall – providing better coverage at night (dusk to dawn sensors)
- *new lights and covers for the lights in the bathrooms (to bring to code for safety); and lights being put on motion detectors so that they won't be left on all the time
- *fix blowers and ventilation fans in the bathrooms (also to code for safety)
- *concrete scaling on some of the decking as needed
- *working on a remedy to the problem of the bathroom doors needing a key so that they either don't have to be open all day and thus being left open all night at times. There are some technical fixes but those are expensive.

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- *depth markers painted on the sides of the pool (a requirement by the insurance company for safety reasons)
- *venting added to the boiler room doors
- *moving boiler room junction box as needed to fix safety hazard

Tennis court: Dan Dowell has been getting estimates (not bids) for demolition, replacement, optional uses, etc. for the two courts that have been locked. Nothing will be done at this time due to the high costs. The wind screens will be taken off the west & south fences as is not needed at this time and is an eyesore.

GROUND/LANDSCAPING:

- *Dan Dowell thanked the following volunteers for what amounts to about 600-800 hours of work which saves The Association a lot of money each year: Jack & Patt Clark, Dave & Judy Anderson, Rich & Lyn Hagan, Dave Landes, Frank & Pauline McKinney, Dale & Phyllis Cloud, John & Henrietta Peterson and their two sons, Dean & Andrew, Ed Ryer and Julie Sobetsky.
- *The work, flower beds, etc, at the entrances of Caley and S Marshall Ct was completed last summer and look good. Now all the entrances are all looking nice and somewhat in uniformity.
- *Spring work is taking place: mulch in flower beds and around the trees, etc.
- *Litter Control: Please let him know if you can be a "Trash Walker" – someone who on a regular basis walks specific areas of the community picking up trash. He's been doing it as do a few other people – like Julie Sobetsky who volunteered at the last Annual meeting.
- *Boundary fence stone columns were repaired in January.

OPEN FORUM:

*Rich Hagan asked how the determination is made whether or not work is considered improvements, repairs, or maintenance ... and how that relates to a Reserve Fund.

Answer: Not a clear distinction in all cases; but generally, the Reserve Fund is for replacement of assets and sometimes the replacement is an improvement and not an equal replacement. Repair & maintenance expense resulting from normal wear and tear is budgeted for under operating expenses as nearly as possible. If extensive repairs are required, the board has established an "operating expense contingency" account."

Adjournment: Marcel thanked everyone for attending and participation; and thanked the Directors of the Board for their time and effort and for working with him these past three years.

The meeting adjourned at 8:15 PM

Eileen P. Parker
Secretary of DCV HOA & Recreational Association
2009-10