

APPROVED COPY

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

January 12, 2010

**ACTION / MOTION RECORD**

- 1. **MOTION:** Minutes of the November Board of Directors’ meeting were approved unanimously as sent to each Director via email prior to this meeting.
- 2. **MOTION:** Accept Michelle Giometti’s Financial Review & Report of DCV Homeowners & Recreational Association’s financial records for the year ended March 31, 2009. The approval was unanimous.
- 4. **ACTION:** Dan Dowell will pursue, with Jefferson County, the possibility of hooking onto Filing 3’s water line/breaker. He will find out the process for getting this work done with the County and costs
- 5. **MOTION:** Dan Dowell moved, with second by Larry Money, to accept the bid of Custom Patios, Inc for \$2175; but to be sure that this bid includes the repair of the leaning column at the south end of the fence parallel to S. Pierce St. Additionally, Eileen will send the letter addressing this issue and which asks for authorization for access to said fences which was drafted after the November meeting and approved by Directors’ email, to each homeowner on S. Newland Ct and W Calhoun Pl for whom said fences are the backyard fence. For: Cloud, Dale, Money, Parker, and Savoie. Abstain: Mohrbacher.
- 6. **ACTION:** Eileen will ask Custom Patios for more about the mud wash recommendation and send that information to the other Directors via email. The Board could make a decision at that time to add this part to the contract.
- 7. **ACTION:** Eileen will include an “ad”, in Jackie Mathewson’s newsletter, asking for volunteers or someone to shovel snow at a reasonable rate from the sidewalk along the east side of the Recreational Facility. Marcel will ask Lou Day to send out an email blast as well.
- 8. **MOTION:** To retain, HindmanSanchez, as attorney for the association on a contract basis due to the lower fee schedule for services. Motion was passed unanimously.

MINUTES APPROVAL SIGN-OFF:

President (signature)	Secretary (signature)
Date	Date

APPROVED COPY

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

January 12, 2010

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:** none

President of the Board of Directors, Marcel Savoie called the meeting to order at 6:33 PM

**SECRETARY:** Eileen Parker

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

**PRESIDENT:** Marcel Savoie stated that he e-mailed the decision of the Board, in November, to decline the Commissioner's Deed for ownership of the Open Space land between Upper and Lower Dutch Creek Village. He has not had any response from Jeffco Open Space.

**TREASURER:** Kathy Mohrbacher

\***Finance Report:** handed out to Directors

**Checking:** \$ 2,316.89

**Vectra MM:** \$28,715.99

**Capital Reserve:** \$13,964.49

**Total Chkg/Svg:** \$44,997.37

**Accounts Re'cble:** -\$ 8,000.00 (allowance for Bad Debt – uncollectable dues)

\$ 7,353.27 (Receivables, other)

-\$ 646.73

**Vectra Bank Loan:** \$41,734.95 (will be paid off in about 2.5 years)

\*There was unanimous approval for the following **MOTION:** Accept Michelle Giometti's Financial Review & Report of DCV Homeowners & Recreational Association's financial records for the year ended March 31, 2009.

Kathy stated that Ms. Giometti's recommendation of using an Accrual System which is standard in the HOA industry will be done; but a modified accrual basis will be used for the monthly reports.

\*Each Director should contact Kathy with budget requests for the next meeting. The "Draft Budget/Reserve Funding" report, handed out by Kathy in November, is the beginning of our budget process.

APPROVED COPY

**WATER USE AGREEMENT:**

\*Howard Wisner is the only homeowner from whom the HOA gets greenbelt water to turn in a recommendation for a water use agreement.

\*Dan Dowell was given a ball park estimate of \$6K – 7K for cost of putting the water line under S. Marshall Ct. from Filing 3 water line and breaker which is owned and used by the Master Association and Filing 3 HOA to the sprinklers on the east side of Marshall Ct.

\*A monitoring meter such as the HOA put in at Tract F Greenbelt, costs about \$1200.

**ACTION:** Dan Dowell will pursue, with Jefferson County, the possibility of hooking onto Filing 3's water line/breaker. He will find out the process for getting this work done with the County and costs.

\*Marcel told us that the Hindman Sanchez lawyers' opinions are an agreement with the HOA and the lot owners which is registered with the County (attached to the lot) is preferable in the long run.

**NOMINATING COMMITTEE:** Dale Cloud

Dale and Karen Melfi and Lou Day have begun the search for potential nominees for the Directors' positions which will be voted at the next Annual Meeting. Dale has received one positive intention and stated two others are considering it. Karen is not having much luck finding anyone in Filing 3 willing to volunteer. Dale has asked Jackie Mathewson to put an article in the next newsletter she puts out for the neighborhood.

**BOUNDARY FENCES:** Eileen Parker

\*Dale and Eileen received bids from three companies that were recommended by others within the neighborhood and/or Leawood. The least expensive bid was turned in by Custom Patios, Inc. Dan Dowell and others in the community have used this company and recommend them. The contractors were asked to include estimates for topping the columns with flagstone caps like Filing 2's fence. This is expensive; and the columns in Filing 1 are different from those in Filing 2, anyway. Dale and Eileen recommend that we forgo the caps at this time. Without caps, the columns still look pretty good and have existed for about 30 years. Custom Patios' President, Tom Schneider, recommends a Portland Sand "mud wash" instead of caps to seal the tops. Total price of his bid without the mud was is \$2175; with the mud wash \$4000.

\***MOTION:** Dan Dowell moved, with second by Larry Money, to accept the bid of Custom Patios, Inc for \$2175; but to be sure that this bid includes the repair of the leaning column at the south end of the fence parallel to S. Pierce St. Additionally, Eileen will send the letter addressing this issue and which asks for authorization for access to said fences which was drafted after the November meeting and approved by Directors' email, to each homeowner on S. Newland Ct and W Calhoun Pl for whom said fences are the backyard fence. For: Cloud, Dale, Money, Parker, and Savoie. Abstain: Mohrbacher.

\***ACTION:** Eileen will ask Custom Patios for more about the mud wash recommendation and send that information to the other Directors via email. If possible to do so, the Board could make a decision at that time to add this part to the contract. It is conceivable that the work can be done before the next meeting – weather permitting.

\*Marcel said that the Hindman Sanchez lawyers' opinion, like with the water agreement, is to make such an agreement (e.g. fences) binding to the lot. The cost, in time and money, of adding an Amendment to the Declaration can be high.

**GROUNDS/LANDSCAPE:** Dan Dowell and Marcel Savoie

**\*SNOW REMOVAL:**

Marcel reiterated that the agreement with Jefferson County Open Space when the HOA changed the sidewalk along the east side of the Recreational Facility required the HOA to maintain that sidewalk to the Open Space sidewalk – including snow removal.

APPROVED COPY

Dan has been unable to find a company willing to do this one sidewalk. The HOA has never undertaken the other sidewalks in the community. Once done, residents expect it. Marcel has shoveled this walk the past few snow falls. If the snow is light, it takes about 30 minutes. He has purchased, and the HOA will pay for it, an ice scraper and a big enough shovel to do that walk. **ACTION:** Eileen will include an “ad”, in Jackie Mathewson’s newsletter, asking for volunteers or someone to shovel snow at a reasonable rate from the sidewalk along the east side of the Recreational Facility. Marcel will ask Lou Day to send out an email blast as well.

**HOA DOCUMENTS UPDATE:**

Marcel asked, at the Hindman Sanchez Open Forum meeting in December, about the cost and advisability of rewriting HOA Declarations, etc. or writing Amendments, etc. Basically, Hindman Sanchez lawyers’ at the meeting advised Boards to do Amendments. Redoing documents can be an expensive and frustrating experience due to many factors.

**NEW BUSINESS**

**COMMUNICATION:** Brainstorming ideas for improvement of the community

- \*Social committee to plan activities that will bring the residents together now and then
- \*Quarterly newsletter from the Board
- \*Website Bulletin Board – for homeowner postings such as “For Sale”, “Pet or Baby Sitting”, etc.
- \*Facebook® Page – Eric Friesen stated that the websites within the school district and others of which he’s aware are mostly unused; but Facebook® pages, etc. seem to be getting peoples’ attention

**LEGAL SERVICE:** It is time to decide whether or not to renew the contract with Hindman Sanchez

**MOTION:** Continue the retainer level of contract due to the lesser rates of fees. Passed unanimously.

Meeting adjourned at 8:35 PM

Next meeting: February 9, 2010

Eileen P Parker, Secretary