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

April 13, 2010

**ACTION / MOTION RECORD**

1. **MOTION:** Minutes of the March Board of Directors’ meeting, as corrected, was approved unanimously.
2. **ACTION:** Marcel Savoie and Eileen Parker will meet to continue work on a “Water Use Agreement” between the HOA and the four homeowners from whom the HOA accesses water for common area watering.
3. **MOTION:** The Board authorizes Dan Dowell to formalize the bid for connecting the sprinkler system at S Marshall Ct with the water tap at S. Marshall Ct on the Filing 3 side of the street -- not to exceed \$2500. Motion passed unanimously.
4. **MOTION:** The Board authorizes Dan Dowell to proceed with a written contract for connecting the HOA sprinkler system to the HOA’s water tap on the west side of S. Marshall Ct., not to exceed \$2500, if the formal bid as above is received. Motion passed unanimously.
5. **MOTION:** The Board accept the Gomez Electric Company’s bid of \$595 for the following work: 1) fix motorized blowers & vents in the pool house bathrooms, and 2) install protective caps over the light bulbs 3) replace light switches in the bathrooms with motion detector sensors and 4) move the furnace room junction box which is currently under the hose bib and creating a potential safety hazard. The motion passed unanimously.
6. **ACTION:** Pool Gate will be programmed to open Sat. May 29<sup>th</sup> (Memorial Weekend) at 5 AM and close at 9 PM on Monday Sept. 6<sup>th</sup> (Labor Day.) The Annual Meeting notice communication will include information related to this.

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**

April 13, 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:** Lou Day, Website and Pool Gate

**Homeowners:** Dick Highsmith, Ed Ryer

President of the Board of Directors, Marcel Savoie called the meeting to order at 6:32 PM

**Open Forum:** Mr Highsmith and Mr Ryer were in attendance to observe the Directors and ask questions regarding being on the Board in that they are being encouraged by Lou Day and Dale Cloud to stand for election to the Board. Mr. Highsmith noted that he has been encouraged by the improvements made to the pool area and other changes made by the Board in the past few years.

**Nominating Committee:** Dale Cloud

Bruce Lebsack has declined to run for a Director on the Board at this time. At this time, there is no one coming forward to have his/her name added to the ballot.

**Annual Meeting Planning:**

Plan is to give an overview of the past year, elect the three Directors, share plans for the upcoming year such as the Budget, and to let the Directors answer questions from homeowners at the end of the meeting.

\*It was suggested that, if room in the Annual Meeting Notice letter, a request for questions to the Board be submitted prior to the meeting via the website or email or phone calls, etc.

\*Annual Meeting Notice will include the Finance Report in condensed form, the "Information for Homeowners" 2-sided sheet (that will be a part of the Welcome letter to new homeowners in the future), as well as the Vote Proxy.

**SECRETARY:** Eileen Parker

**MOTION:** There was unanimous approval of the minutes of the March 2010 BOD meeting as corrected and distributed by email prior to the meeting.

**TREASURER:** Kathy Mohrbacher

\***Profit & Loss Budget vs. Actual, April 2009 through March 2010:** handed out to Directors

\***Budget/Reserve Funding Fiscal Year 4'10-3'11:** handed out to Directors

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**\*Balance Sheet Report:**

Checking: \$ 5,680  
Money Market Svgs: \$ 3,490  
Reserve account: \$23,468

**Water Use Agreement:** Eileen Parker

\*Handed out Second Draft of a Water Use Agreement which used the input from Frank McKinney

\*Schwab and Gyurovsky replied positively to the first Draft of Agreement. Frank McKinney had major concerns with it.

\*No response was received from Wisher.

\*There is general agreement that the Board would like to see a separate system as much as possible going forward. Any agreement should state that this is the goal and will probably be achieved in increments as the HOA budget allows.

\*This Second Draft is substantially different from the first; therefore, the consensus was to start over using the First Draft as that is agreeable to at least half of the homeowners involved. Marcel will work with Eileen to continue this process.

\*Dan Dowell has an estimate for a connection of the HOA's sprinkler system at the Marshall Ct. entrance to the Filing 3 (Master Association) water tap. Mr. Wisher previously stated that he would be satisfied with complete separation of his system from the HOA. The written agreement with him and the HOA which was signed by Chris Pillow was presented by Kathy Mohrbacher. It states that the HOA has the right to separate the system at any time.

\***MOTION:** Kathy Mohrbacher moved that the Board authorize Dan to formalize the bid for connecting the sprinkler system at S Marshall Ct with the water tap at S. Marshall Ct on the Filing 3 side of the street -- not to exceed \$2500. Larry Money seconded the motion. Motion passed unanimously.

\***MOTION:** Larry Money moved that the Board authorize Dan to proceed with a written contract for connecting the HOA sprinkler system to the HOA's water tap on the west side of S. Marshall Ct., not to exceed \$2500, if the formal bid as above is received. Eileen Parker seconded. Motion passed unanimously.

**POOL/TENNIS COURTS:**

\*Marcel reported that three bids were received by Eric Friesen for work to be done at the pool. All three electrical contractors were recommended by homeowners in the community who have used their services. The low bid was from Gomez Electric for \$595. **MOTION:** Dan Dowell moved the Board accept the Gomez Electric Company's bid of \$595 for the following work: 1) fix motorized blowers & vents in the pool house bathrooms, and 2) install protective caps over the light bulbs 3) replace light switches in the bathrooms with motion detector sensors and 4) move the furnace room junction box which is currently under the hose bib and creating a potential safety hazard. The motion was seconded by Eileen Parker. Motion passed unanimously.

\*Marcel also reported that bids of about \$2000 were received for replacing the bathroom door locks with a system that would electronically lock and unlock the doors during open hours. It would also have a key override and time zone change capacity. At this time, consensus was that this is too expensive when there are less expensive ways to get the doors shut at closing time – such as

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volunteers who show up at 9 PM nightly to encourage people to leave and to make sure the doors are closed; or other less costly solutions to the problem of the doors being left open all night.

\*REMINDER: Kathy asked Dan to convey to Eric Friesen that the insurance company requires the depth markers and that still needs to be done.

**Website/Pool Gate/Technical Support:** Lou Day

\*Continues to make additions, etc. to the website to meet needs of the community.

\*Kathy Mohrbacher shared the compliments from realtors who contact her for Status Reports when properties are for sale. They have said that our website is very convenient and appreciated.

\*Pool Gate will be programmed to open Sat. May 29<sup>th</sup> (Memorial Weekend) at 5 AM and close at 9 PM on Monday Sept. 6<sup>th</sup> (Labor Day). The gate is relatively easy to reprogram if needed, e.g. the Board elects to allow the pool to stay open later for a particular weekend such as 4<sup>th</sup> of July, etc. The Board approved this timing.

\*Lou stated his opinion that the earlier opening time should be communicated to the community. It will be in the Information sheet included in the Annual Meeting Notice letter. As well, the signs at the pool will be changed to reflect these hours as well as some other needed updates.

**Architectural Control Committee:** Larry Money

\*Larry shared the information that Richard Casteel's response to request to repair or replace fence at his property was to file an application for change stating that he intends to replace his fence, by June 5<sup>th</sup>, to match the ones to the south of his property.

\*Lots and lots of activity with roof replacements due to the July hailstorm. Also, he is getting many applications for house painting.

**Grounds and Landscape:** Dan Dowell

\*Micro-topping as previously approved will be done prior to the pool opening.

Meeting adjourned at 8:15 PM

Next meeting: May 11, 2010

Eileen P Parker, Secretary