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

May 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. at 6:30 PM.

Attendance:

Board of Directors: Dale Cloud, Dan Dowell, Kathy Mohrbacher, Larry Money, Ed Ryer, and Viet Tran

Past Secretary: Eileen Parker

Committee Chairmen: Lou Day, Technical Support/Adviser

MOTION: Ed Ryer moved that the Directors appoint Eileen to fill the open position left by Lou Day's resignation. Kathy Mohrbacher seconded. Motion passed unanimously.

ELECTION OF OFFICERS AND COMMITTEE CHAIRS

After discussion, the following Directors were elected by mutual consent with Ed Ryer moving and Dale Cloud seconding the **MOTION: to accept, by mutual consent, the slate as follows:**

President: Eileen Parker

V. President: Ed Ryer

Secretary: Eileen Parker – until which time another volunteer can be found; Kathy and others on the board will help with the Board record meanwhile

Treasurer: Kathy Mohrbacher, with Dale Cloud as assistant

Grounds/Landscaping – Dan Dowell with Ed Ryer as assistant

Architectural Control – Larry Money with Viet Tran as assistant

Technical Support (Website and Pool Gate) – Lou Day with Frank McKinney's assistance on the pool gate and Viet Tran's assistance on the website

Pool: Eric Friesen, who will work with Dan Dowell as the Board contact person

Tennis/Multi-purpose: Dan Dowell volunteered to continue looking after that area

MOTION: April 2010 Minutes of the regular meeting of the Board, as sent by email, were approved by the following: Dale Cloud, Dan Dowell, Kathy Mohrbacher, Larry Money, and Eileen Parker. Directors Ryer and Tran abstained since they weren't at that meeting.

ACTION: Eileen will send the minutes of the Annual meeting to everyone for their input as to corrections, additions, changes. The revised minutes will be posted on the website but approval won't be asked until the next Annual meeting.

MEETINGS OF THE BOARD:

The Directors agreed to: 1) meet monthly (2nd Tuesday of the month since the Church for All Nations has accommodated us then) during the busy time of the fiscal year, April - September and then as mutually agreed upon in the other months 2) conduct business¹ as needed via email – all Directors agreeing to this method 3) agenda items being distributed at least a week prior to the meetings so that Directors can prepare and 4) financial report will be distributed via email prior to the meetings as well.

¹ Action without meeting

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GOAL SETTING FOR THE NEXT YEAR'S BUSINESS: not listed in order of priority

Future planning for old tennis courts/multi-use courts

Reserve Study and designation of Reserve Funds with plan for separation of Reserve funds from maintenance, repair, and improvement categories

Study options for possible dissolution of Filing 3 sub-association and taking additional 8 homes of sub-association membership only into the Master Association

Formalize Water Use Agreements with 4 homeowners from whom HOA has agreements for water use on HOA common areas; and continue to look at options for separation of these systems from the HOA

Seek opportunities for Social activities within the community – find a chairperson(s) and committee, etc.

ACTION: Eileen will work with Dan Dowell and Frank McKinney on the water use agreement

Treasurer: Kathy Mohrbacher

*Operating Budget/Reserve Funding Fiscal Year 4'10-3'11 – handed out to all Directors & on website

*Profit & Loss April 2010 - \$68,552.81 on hand with expenses of \$673.10 = \$67,879.71 net income

*Balance Sheet:

Checking/Savings: Vectra Checking \$ 3,297.04

Vectra MM Svgs \$71,586.96

Total Operating Account \$74,884.00

Reserve Account \$23,481.00

Total Checking/Savings \$98,365.00

Accounts Receivable \$22,333.24

Liabilities & Equity: \$20,411.60

Long Term Liabilities:

Vectra Bank Loan \$14,398.57

Total Liabilities \$34,810.17

*Outstanding Dues: 35 homeowners are now delinquent with unpaid dues being delinquent as of April 30th. Statements have been sent out as of 5/10/2010 with finance charges applied from due date of 4/1/10 as stated in the initial Dues statement sent in early March. Also, the May statement told the homeowners that their pool cards won't be set with access until which time the dues are paid.

-Last year, many paid up before the pool opened or soon thereafter.

-Hindman Sanchez has liens on 4 of these 35; two of which are in foreclosure and we will only get a portion of the lien amount and have to pay the lawyers from that collection; a couple will probably have to be written off to "bad debt"

*Budget is a guideline due to past records and projected needs. It will need to be reviewed at the next Board meeting in light of the outstanding dues and collections. As always, Directors and Chairmen need to be cautious with spending.

Architectural Control: Larry Money

*forms are on the website; Larry is trying to train residents to go to the website first; then, contact him as needed

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*June 5th is the date set on the application for change of Casteel who has said he will be replacing his fence

Grounds/Landscaping/Pool: Dan Dowell

*micro-surfacing at the pool will need a few days in a row of good weather – hasn't been done, yet
*Kathy talked with Romero Pools and the depth markers will be painted before opening as required by our insurance.

*Bid from contractor for putting sprinkler water line from west side of S. Marshall Ct (Filing 3 tap) under the street to the east side sprinklers came in under \$2500. But, the contractor needed to do the directional drilling hasn't been available.

***ACTION:** Dan will check into the cost of crack and surface repairs on the tennis/multi-use court. \$800 was budgeted. Dan's concern is spending money on a repair that doesn't hold IF we can come up with a plan for the courts. Others voiced concern that there is no money to do anything with those other courts in the next couple of years. Therefore, the money should be spent to keep this court usable, now.

*Dan plans to continue looking into estimates on various options for improvements to the old tennis courts and bring these to the board. Any suggestions should be directed to him.

***ACTION:** Dan will get bids for removal of the tennis court screens and possible placing them on the one court only or viability of their continued use. Volunteer help for removal is a possibility.

***ACTION:** Gate lock at the tennis/multi-use court still needs to be fixed. Dan will either take care of getting it fixed or ask another Director to look into it prior to the next BOD meeting

NEW BUSINESS

*Next regularly scheduled Board of Director's meeting: June 8th; 6:30 PM.

*Agenda items for June:

Old Business: follow up on water line from Filing 3 tap (S. Marshall Ct); Action Items in this report

New Business:Collection of Dues and Budget review; appointment of Secretary & appointment of Social Committee, if there are volunteers; Set Plan for doing a more thorough Reserve Study – Kathy & Eileen; First Step in Sub-Association/Master Association issue – appoint committee to study this (?); Appoint a Nominating committee chairman

Eileen P Parker, Secretary

MINUTES APPROVAL SIGN-OFF:

Vice President (signature)

Secretary (signature)

Date

Date