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

June 8, 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, Eileen Parker, Ed Ryer, and Viet Tran

Committee Chairmen: Eric Friesen, Pool Manager

President of the Board, Eileen Parker called the meeting to order at 6:34 PM.

**MOTION:** Approval of the Minutes of the May Board meeting as sent to Directors by email was given unanimously.

**Report of First meeting with Filing 3 Association Board:**

\*Kevin Harris, Cathy Aarnio, Doug Greiner of the Filing 3 HOA Board and Dale Cloud, Dan Dowell, Lou Day, and Eileen Parker from the DCV Master Association met, since our last Board meeting, to discuss the issue of a potential merger or other options for relieving the situation of Filing 3 Association being a sub-Association of the DCV HO & Recreational Association.

\*Current differences with the two Associations are: 1) More restrictive Covenants in Filing 3 than in the Master Association 2) Filing 3 Association Members' dues include weekly garbage pick up and bi-monthly recycling pick up 3) Filing 3 HOA owns the boundary fences 4) Current agreement with the County includes maintenance of a French Drain

\*The reasons for looking into a possible merger or other solutions to the current situation of having two HOAs in this community are: (1) somewhat difficult public relations issue of having two associations and two required dues (2) difficulty Filing 3 is having with getting volunteers for their Board (3) potential savings if we could combine – insurance costs, legal costs, administrative costs (4) difficulty of having the 8 homes which aren't a part of the Master Association but are part of the Filing 3 Association which means that those 8 homes don't pay into the cost of the maintenance of the common grounds AND aren't supposed to be able to use the Recreational Facility – but often do

\*In 2009, Filing 3 Association asked the legal opinion of their legal representative for options. The law firm responded with a few options – all expensive.

\*The Filing 3 Board will ask Jefferson County to vacate the requirement of maintenance of the French Drain of Filing 3 since that was only tied into 8 homes of that Association by the developers.

\*The Filing 3 Board will talk with the 8 homeowners which are not a part of the Master

\*Lou Day suggested that we might consider an administrative merger with both Boards working together without the legal merger. The benefits and disadvantages of such would need to be discovered and a decision made with legal counsel, probably.

Once Filing 3 Board has some answers to those questions we will meet again.

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**Treasurer:** Kathy Mohrbacher

\*Balance Sheet:

Checking/Savings: Vectra Checking -\$ 2,171.12 (on books as of May 31<sup>st</sup> but transfer was made from savings)

Vectra MM Svgs \$ 82,482.23

Total Operating Accounts \$ 80,311.11

Repair/Reserve Account \$ 23,486.05

Total Checking/Savings \$103,797.16

Accounts Receivable \$ 6,766.79

Total Prepaid Expenses: \$ 1,738.90

Liabilities & Equity:

Long Term Liabilities:

Vectra Bank Loan \$ 12,669.20

Income Tax Payable \$ 137.00

Prepaid Assessments \$ 957.60

Vectra Bank Loan, current portion \$ 19,317.00

Total Liabilities \$ 33,080.60

\*The outstanding accounts receivable, \$6,766.79 is comparable to this time last year.

\***ACTION:** Kathy will contact Hindman Sanchez about the collections and debt write-off for uncollectible amounts.

\***ACTION:** A written contract with Romero Pool is needed. Kathy will continue to pursue this with Mike Romero.

\***ACTION:** Kathy asked Dan Dowell for a copy of the written contract with L&M Mowing and any other contractors with whom he is doing business.

\***ACTION:** Kathy will renew the insurance premium with Farmers; but she and Eileen will contact other insurers for bids (already has one from American Family.)

\***ACTION:** Kathy and Eileen will meet to combine the information already in hand for Reserve Report.

**Grounds & Landscaping:** Dan Dowell

\*Lance, sprinkler contractor, wasn't able to get the driller for the price he'd earlier been given -- for the work of extending sprinkler/water line from Filing 3's water tap at the SE corner of S. Marshall under the street to the sprinklers at the East side entrance into Upper Dutch Creek, Filing 1, at S. Marshall St. He is looking for a different drilling contractor.

\*Sprinkler control boxes are all on battery power.

\***ACTION:** Eileen will ask the Board of Filing 3 for written approval to connect to the water tap at S. Marshall St.

**Pool:** Eric Friesen

\*Still need to get a vent or other type of ventilation (vent screens in doors, e.g.) for the boiler room/pump house

\*Signs: Are ok for now.

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\*Phone: not working. Qwest told Eric that there is no contract with us for that phone so – no service. The FSH people, who told us that we could continue as is with no charge since they don't plan to take the phone out, aren't telling us that now. Kathy purchased a replacement pay phone from E-Bay in 2008-09 as a potential backup when the Board discussed the problem of the contract with FSH. It is still available if we decide to have a phone there. An Emergency Only Sign could be posted and there would not be a charge for emergency calls (911.) Though not required by our insurance, a phone for emergency use seems prudent.

\*Eric would like to get the floors in the bathrooms and the eaves of the pool house painted after the pool closes this season. A brief discussion ensued about having a Community Work Day and why the past practice was discontinued.

\*Eric asked why there were no chairs at the pool – discontinued in the long ago past due to vandalism.

**MOTION:** Kathy moved (seconded by Dan) we approve the expenditure up to \$100 for purchase of resin/heavy plastic chairs to be kept at the pool. Motion approved unanimously. Eric will buy the chairs.

### **Multi-Use Court:**

\*Eric will get to the windscreens and take them down from that far west and NW courts ASAP. He will then decide whether or not they are worth remounting on the new west fence of the multi-use court.

\*He is going to remove the old sign on the fence of the west court also.

\*June 10<sup>th</sup> and 15<sup>th</sup>, John Wilber will be taking care of closing the pool at 9 PM. Viet Tran volunteered to do so the other nights, 11-14<sup>th</sup> and 16-17<sup>th</sup> while Eric is on vacation.

\***ACTION:** Eileen will contact the company that did the tennis/multi-use court maintenance/repair in 2008 for a bid on same for this year. We have budgeted for this work this summer.

\*Eric hasn't had any response to his inquiry to Elkar fence about repair of the gate lock at the multi-use court. He thinks that it will need some welding to repair.

### **Water-Use Agreement:**

\*The Directors agreed that we need to continue this discussion and get written agreements which include future options with each of the four homeowners with whom we have historical agreements for use of water from their taps for the common area sprinklers.

\*Dan stated that the water meter on Tract F still isn't doing what we were expecting and he continues to try to get it working correctly.

### **Architectural Control:** Larry Money

\*He will send a 2<sup>nd</sup> notice to Mr. Casteel who has only partially made the changes to the boundary fence behind his home which according to his application was to be completed by June 5<sup>th</sup>.

\*Brought a proposal for a split rail fence which would be between two homes from the side fence to the front sidewalk. Larry understands, of the HOA Declaration or Bylaws, that no fence is to extend beyond the front side of any home. After discussion, Larry will look further into the documents for this guidance; either way, he will let the homeowner as well as the Directors know.

**Nominating committee:** The Bylaws<sup>1</sup> state that the Board will appoint a Nominating Committee chair each year. Dale Cloud volunteered to chair this committee again this year.

## **NEW BUSINESS**

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<sup>1</sup> Corrected to read "Bylaws" instead of "Declaration", July BOD regular meeting.

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\*Next regularly scheduled Board of Director's meeting: July 13th; 6:30 PM.

\*Agenda items for July:

Old Business: follow up on ACTION items in this report

New Business: Possible Community Gathering/Activity in August before pool closes ...??

Other?

Eileen P Parker, Secretary

MINUTES APPROVAL SIGN-OFF:

\_\_\_\_\_  
Vice President (signature)

\_\_\_\_\_  
Secretary (signature)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date