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

July 22, 2010

The Directors of the Dutch Creek Village Homeowners and Recreational Association, a Colorado non-profit corporation, met to hold their regular monthly meeting at the HOA's pool shelter at 6:30 PM.

**Attendance:**

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

Absent: Larry Money

Committee Chairman: Lou Day, Technical Support/Adviser

Homeowners: Dave Anderson, Jack and Pat Clark, Rich Hagan, Dave Landes, and Chris Pillow

The meeting was called to order at 6:35 PM. Kathy Mohrbacher and Dale Cloud arrived late. All homeowners were present for the Agenda item related to the Open Space mowing.

**MOTION:** The Minutes of the May Board meeting corrected to show the correct date of the meeting as May 11<sup>th</sup> not 12<sup>th</sup>; The Minutes of the June meeting corrected as follows: page 3, "Nominating Committee: The Bylaws<sup>1</sup> state that the Board will appoint a Nominating Committee chair each year." Lou Day had pointed out that it is the Bylaws not the Declaration that provides for the Nominating Committee, etc. Motion was passed unanimously to accept these Minutes as corrected.

**Treasurer's Report:** Kathy Mohrbacher

\*Balance Sheet: As of June 30<sup>th</sup>, 2010

Checking/Savings:	Vectra Checking	\$ 5,577.09
	Vectra MM Svgs	<u>\$69,879.25</u>
Total Operating Account		\$75,456.34
Reserve Account		<u>\$23,491.36</u>
<u>Total Checking/Savings</u>		<u>\$98,047.70</u>

Accounts Receivable \$ 3,509.93 (with allowance made for bad debt<sup>2</sup>)

Liabilities & Equity: \$20,411.60

Long Term Liabilities:

Vectra Bank Loan, long term portion \$10,935.57

Total Liabilities \$31,347.17

\*Outstanding Dues: 13 owners (but only 9 owe for at least one year) are delinquent with unpaid dues (delinquent as of April 30<sup>th</sup>.) Statements have been sent out with finance charges applied from due date of 4/1/10 as stated in the initial Dues statement sent in early March.

-Hindman Sanchez has liens on 4 of these; 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 be written off to "bad debt" – as have been in collection some time, now.

\*Budget is a guideline due to past records and projected needs. Most departments are below budget at this time since most of the expenses are incurred during the summer months and are yet to be fully seen.

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

<sup>2</sup> Dues, not collectible for various reasons and thus "written off"

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\*Chris Pillow asked if the Board had considered retiring the loan to save the costs of interest.

**ACTION:** Kathy and Dale will run the numbers and either make a recommendation for the Board's consideration prior to the next meeting or for the next meeting.

**Architectural Control:** NO REPORT

**Grounds/Landscaping/Pool:** Dan Dowell

\*Kathy has repeatedly asked the Pool Man, Mike Romero, for a contract. He still has not sent one; so he will be paid according to last year's contract.

\*Tract F water meter is working. Dave Landes carefully watches this Tract and adjusts the sprinklers according to need in order to reduce water usage as much as is possible. Dan stated that he isn't convinced that water meters are warranted, yet, on the other common use water areas. This can be revisited at a later date.

\*Review of Landscaping Plan as regards the Open Space along Dutch Creek:

- Concern was voiced by Chris Pillow in early June related to the lack of mowing on the south side of the Creek east of the new sidewalk. The Board of Directors adopted a "Landscape/Grounds Maintenance Plan for Dutch Creek HOA(s)" in 2007. Chris wanted to know why it wasn't being followed in this area. Why does the area on the N side of the Open Space get mowed regularly, and not this?

- Dan Dowell and others on the committee stated that the Landscape/Grounds committee put that plan together with the goal, for the Open Spaces, of: renewal of the native grasses by increased height of growth before mowing in order to allow the grasses to shade and protect the ground/growth of the other vegetation which would squeeze out the weeds, hopefully, and allow for the optimum riparian<sup>3</sup> habitat to be restored.

-Rich Hagan explained the reasoning behind this plan (clay soils, drought, several years of mowing too short, north vs. south facing slopes, etc.) There is an area of high alkalinity south of Dutch Creek, in the flat area, behind Pillow and DeHoff's homes. That area definitely should not be mown.

-Chris Pillow and Randy DeHoff have mowed the Open Space beyond their back fences because they didn't see it being done by the HOA. Eileen stated that the Campbells and Papes mow outside their property lines, beyond the allowed for 3-4 ft. outside of the owner's property, on the North side of the creek as well.

-Dan said that the tractors don't have as much leeway for height settings as would be desirable to achieve the goals set forth by the Landscaping Plan; but they are generally at higher levels than what a yard mower is.

**ACTION:** The HOA Landscape Committee will begin regular mowing that area up to the alkaline area. The next newsletter correspondence from the Board to the homeowners will include information related to the goals of the Landscape/Grounds Plan and to remind homeowners what their responsibilities are as well (e.g. no dumping of yard waste, mowing only 3 – 4 ft. outside of their property line, etc.) The "Landscape/Grounds Maintenance Plan for Dutch Creek HOA(s)" will be clarified as needed on the website so as to emphasize the "Owners' Responsibilities" and this document will be revised to mitigate for inconsistencies, etc.

Chris Pillow thanked the Board and the volunteers for all their time and effort and for getting the work of the HOA done. He, as a past and long-time Board member, understands the time commitment and appreciates it.

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<sup>3</sup> Riparian: natural areas on either side of a stream channel where life begins: bug, insect, crustacean, fish, mamma, avian species and plant life all thrive in the habitat provided by riparian zones.

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### Grounds/Landscaping, cont'd:

\*Dan had visited with Tom Schneider, Custom Patios, Inc. (did work on the stone fence pillars, etc.) about the courts. Tom estimated a cost of \$3700 to straighten the fences & posts around the perimeter of the courts. He also estimated an additional cost of \$3800 to fix and seal all the cracks on the remaining two courts and around the edges of all the courts. Dan understood Tom to believe that the base of the courts is adequate for multi-use play and thus the courts could be saved and used again.

-Need more definite bid and assurance of quality of surface for use

-Need to review the Facility Improvement Plan and revisit the goal for this area before planning to spend any money

\*After discussion regarding the desire to keep one court usable: \***MOTION** Ed Ryer made the motion and it was seconded by Kathy Mohrbacher that the approval of the \$965 contract with Court Repair Services, Inc. be made for repair as outlined in their bid. Motion passed unanimously. Eileen will contact them about scheduling the work.

### **POOL:**

\*Kathy heard from several people that the baby pool's floor needs to be repaired so as not to be so rough on feet. The Board should decide on this prior to the next season.

\* Dan asked everyone to consider resurfacing more of the concrete around the pool each year so as to forego having to do a major replacement down the road, as well.

\*Eileen for Eric Friesen: He will contact Mike Romero again about getting additional venting in the boiler room so as to mitigate the heat there.

\*So far the new chairs have only ended up in the pool once. And none have disappeared. Yea!

### Pool Gate Lock: Lou Day

\*Frank McKinney is the back-up man on the gate lock program now. Lou continues to run the reports etc.

\*He asked the Board members to use the key codes he has given them when at the pool administratively and the family card for recreational use entrance.

\*There are 21 proximity cards left (14 are homeowner cards which have never been picked up.)

\*Eric has the extra metal keys (for use on the bathroom doors and the court gate, once that is fixed.)

### **NEW BUSINESS**

#### **\*Community Wide Trash Pick Up:**

-Ed Ryer got bids from Pro-Disposal and Allied Waste. They all have varying levels of cost based on percentages of contracts within the community. It is Ed's opinion that if the Board wants to pursue this, we try to decide upon a company to recommend (criterion to be decided) and then let the homeowners know what is available. The goal is to lessen the number of companies, and thus days, when trash pick-up occurs in our community. Filing 3 has a contract with Eagle Waste. The Directors agree that there is nothing in our Documents to require mandatory buy-in from the homeowners nor do we necessarily want to take on another responsibility as a Board.

#### **\*Community Social Event:**

-It is too late to get on the list for the Sheriff's office's representation for the National Community Night Out, August 3<sup>rd</sup>. But Mrs. Quereau is interested in helping plan and carry out a community wide gathering in August. ACTION: The Pool area should be used for this and the Board newsletter which will go out in early August could announce it. The pool will be kept open until 10 PM for this. Eileen will let everyone know the date.

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**\*Board Meetings:** No one has returned calls or Eileen's request for use of the coffee shop at The Church for All Nations. Therefore, we need another place and plan for our meetings. Lou expressed his opinion that the Church's coffee shop was less than ideal other than location anyway.

**ACTION:** Eileen will contact the Columbine Library for open evenings in July and August and try to schedule. As long as we announce the meetings ahead of time, we can vary the day of the week/month.

\*Agenda items for August:

Old Business: Action Items in this report; Reserve Study Plan of Action (Eileen & Kathy); Other?

New Business: Review of the Facility Improvement Master Plan

Eileen P Parker, President and Secretary

MINUTES APPROVAL SIGN-OFF:

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Vice President (signature)

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

\_\_\_\_\_  
Date

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Date