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

September 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 at the Community room of the Columbine Library at 6:30 PM.

**Attendance:**

Board of Directors: Dan Dowell, Kathy Mohrbacher, Eileen Parker, and Viet Tran.

Absent: Dale Cloud, Ed Ryer, and Larry Money.

Committee Chairmen: Lou Day and Eric Friesen

**MOTION:** The Minutes of the August Board meeting were approved unanimously as distributed via email prior to the meeting.

**Treasurer's Report:** Kathy Mohrbacher

\*Balance Sheet: As of September 1, 2010

Checking/Savings:	Vectra Checking	\$ 5,679.76
	Vectra MM Svgs	<u>\$46,637.67</u>
Total Operating Account		\$52,317.43

Reserve Account	<u>\$24,496.19</u>
<u>Total Checking/Savings</u>	\$76,813.62

Accounts Receivable	\$ -605.51
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Liabilities & Equity:	\$20,411.60
(Includes – Income tax, prepaid assessments, current portion of Vectra Bank loan)	

Payroll Liabilities:	\$ 88.56
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Long Term Liabilities:

Vectra Bank Loan, long term portion	<u>\$ 7,427.31</u>
<u>Total Liabilities</u>	\$27,927.47

\*Summary: \$52,317.43 total operating cash available

\$33,123.37 total estimated cash requirements to 3/31/11

\$19,194.06 estimated cash available 3/31/11

But there are still several summer-time operating costs invoices to be paid.

\***ACTION:** Will reevaluate the status of prepayment or additional paying down of the Vectra Bank loan at the next meeting after more bills have come in.

\*Discussion ensued about the Reserve Account and the need of a study or not and whether or not we actually were required by law to have a Reserve. No additional action or changes made.

\*Hindman Sanchez lawyer told Kathy that they are “closing in” on the Stoneking debt collection.

\*2 outstanding dues debts are in collection; 3 homeowners continue to make payments; and 1 more will be sent to Hindman Sanchez for the 90 day past due collection notice

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\*Troy Brown requested that special arrangements for his dues be made due to the fire at his property in April of this year. **MOTION:** The board agrees that it will reconsider an adjustment of the finance charges after the Association has received the following two payments: One-half payment (\$247.50) on or before October 15, 2010; One-half payment (\$247.50) on: (a) the date of closing of the sale of your house, or (b) March 1, 2011, whichever date occurs first. As long as the two payments outlined above are received in a timely manner, the Board will hold off on sending this account to the attorneys for collection. Dan Dowell made the motion which was seconded by Viet Tran and passed unanimously.

**Grounds/Landscaping:** Dan Dowell

\* Xeriscaping: Dan talked with Pat & Jack Clark and Lynn Hagan related to the Marshall St entrance landscaping and changing to a xeriscape plan there. Their opinion is that we'd lose a lot by doing so at this time as the current grass and plants would need to be changed. Howard Wisner had the Denver Water come check his water meter and they concluded there isn't a problem there. Dan – Filing 3 common areas have 30-40 heads and the usage is about 80,000 gallons. Marshal Ct. entrance has 4 heads and the usage is about 57,000 gallons.

**ACTION:** Kathy asked Dan to estimate square footage for each of the areas considered “common” and which are sprinkler irrigated. She has pulled the past water bills/usage for these areas but without the sq. footage estimates it is difficult to tell for sure where the water usage is “too much.”

\*Dan did begin the discussion of possibilities for change at Tract F with Dave Landes who currently monitors the sprinkling on that Tract.

\*Letter of Recommendation from Rich Hagan regarding the advisability of using “preferred contractors” who have a proven track record for reliability, quality, and fair pricing; rather than randomly choosing contractors to bid jobs for which there is no written specifications for work to be done.

-Directors agreed that without written specifications for specific work to be done, we could get bids that actually compare apples to oranges. However, such specifications require either paying someone to evaluate the work to be done and then write the specifications or getting a qualified volunteer to do this.

-Dan and Rich wrote up list of contractors they have worked with and recommend.

\*Estimate from Goodland Construction, Inc for work, as discussed in August, at the remaining two courts: This is the company that did the Phase 1 Improvements at and around the pool.

-Several different options such as replacing fence materials or reusing and asphalt versus concrete, etc.

-This is still an estimate without specifications. **ACTION:** Dan will talk with Louis Worland of Goodland to see if he can refer us to more specific information about the work he is recommending and/or meet with us to discuss this possible project. If he can provide pictures, web site information, etc, that might suffice.

\*The Board recognizes that the Improvement Plan of 2007-09 wasn't specific beyond Phase I plans. Due to financial reality, not all the proposals of Phase I were completed and some were changed. There is not a plan for Phase II at this time. The Board is simply trying to formulate ideas and estimated costs for trying to salvage the remaining two courts' base in order to make the existing facility user friendly. The plan which was agreed upon at the August meeting is to present a plan to the residents at the Annual meeting or before the Annual meeting. The idea of reducing the dues has been considered; but the Board believes that we need to continue to make needed improvements (i.e. the remaining courts, the pool house, etc.) Not only are the remaining courts an eyesore as they are, but a waste of possible activity area for the community.

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**POOL:** Eric Friesen

- \*Eric didn't get estimates of cost for painting the bathroom floor and eaves. **ACTION:** H will be able to do the work with the help of some volunteers this fall. He estimates the cost to be about \$50.
- \*Mike Romero still hasn't given Eric an estimate for adding vents to the boiler room doors.
- \*Would like to see a committee which would work on plans for further improvements to the Pool House to then be brought to the Board for consideration ASAP. Consensus was that this would be a good idea.
- \*Suggested a "Message Board" be used at the pool gate next season with announcements such as opening, closing, special events, help needed, etc.
- \*Screens on the court fences: Do we save them or not? What is the plan for the future of these courts?
- \*Only has had to retrieve the pool chairs from the pool a couple of times. Should purchase a few more chairs for next summer and could be done while they are on sale.

**ACC – Viet Tran**

- \*Viet has received no requests for help or any report from Larry

**Technical support:** Lou Day

- \*No gate report at this time
- \*Website updates and such still go through him but he is in the process of getting ready to hand it over to Viet

- \***Board Meetings:** Next meeting, TBA

Meeting adjourned 8:20PM

- \*Agenda items for next meeting: Old Business: Action Items in this report; Reserve Study; Continued discussion of Improvement prioritization and bid seeking

MINUTES APPROVAL SIGN-OFF:

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Vice President (signature)

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date