

APPROVED MINUTES
Annual Membership Meeting
Dutch Creek Homeowners' & Recreational Association
April 16, 2011
Columbine Library

Eileen Parker, President, called the Annual Membership meeting to order at 1:05 PM. She introduced the current Directors of the Board who were in attendance; and thanked Frank McKinney for his help with the Power Point presentation. Copies of the Agenda, Financial Reports, and Minutes of previous Annual meeting were available for pick up at the door.

Attendance:

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

Other Homeowners: Phyllis Cloud, Lou Day, Lyn Cole, Frank McKinney, William Burk, Eric Friesen, Chris Pillow, Diane O'Keeffe, Jane Little, Gary Parker, Rich Hagan, Lynne Hagan, Jackie Mathewson, Dave Landes, Jason Rogers, Mark Ryan, Laura and Gordon Brinkley, and Jamie Esparza

Minutes of the 2009-10 Annual Meeting: After asking if anyone needed more time to read these Minutes prior to a vote and no one responding as such, **the motion was made and seconded to accept the minutes as written. Passed unanimously.**

Due to lack of quorum (19 or more residences represented) at this time, the Election of Directors was postponed until later.

FINANCE REPORT – Kathy Mohrbacher

*A summary of the Financial Report was previously posted on the HOA website.

*Frank McKinney presented the information on the overhead screen as well as handouts were available.

*Earlier this year, Kathy determined all the myriad tasks for which the treasurer is responsible. Numerous pleas were made for a volunteer from our community to take on the Treasurer's job this upcoming year. No one stepped forward. The Board tried to figure out how the tasks could be divided and shared. They decided that the best option is to hire an accountant to perform the duties of our treasurer; but with oversight from a "Treasurer" who is a Director as well as the oversight of the rest of the Board. Directors of the Board interviewed three different people/firms. Theresa Dickson has been hired and has begun the work.

*The Vectra Bank Loan will be paid off this fall. With the savings from the refinance of this loan 1.5 years ago, the Board directed \$500 per month into a "Facilities Improvement Fund" and the additional money saved was used to pay down the loan (approx. \$300/month.)

*The 2009 -10 Financial Review was completed with a positive report (hard copy available at meeting.) That report is also on the website. The most recent fiscal year, 2010-11, finance records will be reviewed this summer. Our fiscal year is April 1 – March 31.

*The Board continues to carefully scrutinize all expenditures and institutes cost-saving measures wherever possible. Water rate rises are the biggest change we've seen in our expenses and this continues.

*The Reserve Fund account has been funded with 10% of collected annual dues' income going directly into that account. Previously, there had been savings (reserves); but we are now designating a Reserve Fund for those items which will eventually need to be replaced such as the pool heaters, pool decking, etc. Dale Cloud and Frank McKinney have been conducting an inventory of our assets, determining estimated life of these, and estimated replacement costs. This is in lieu of paying upwards of \$15,000 for a professional Reserve Study. They will continue this study and adjustments in budgeting will be made if needed.

ELECTION OF DIRECTORS (2) – Dale Cloud, Nominating Committee

*Due to arrival of additional residents, quorum was met.

*Candidates:

- 1) Jason Rogers – 2 year resident, has been coming to Board meetings and working on Improvements Plan committee
- 2) Dave Landes – long-time resident, volunteers on the Grounds/Landscape committee, and decided to volunteer for the Board.

APPROVED MINUTES

No other nominations or volunteers came forward. It was moved and seconded and passed unanimously to elect Jason & Dave to three year terms on the Board of Directors.

DIRECTOR REPORTS:

Grounds & Landscaping: Dan Dowell

*Dan acknowledged the many volunteers who help keep our community looking good (mowing, weeding, planting, irrigating, trash pickup, etc.): Jack & Patt Clark, Dave & Judy Anderson, Rich & Lyn Hagan, Dave Landes, Frank & Pauline McKinney, Dale & Phyllis Cloud, John & Henrietta Peterson and their two sons, Dean & Andrew, and Ed Ryer. He knows that there are residents who pick up trash when they are out walking and that is also appreciated.

*Jack Clark and Dan will be determining exactly all work that is done by volunteers as well as by contractors and getting it all written down this summer. Then, bids from contractors will be sought for all work. The Board will then have the information needed to budget needs. These volunteers may not always be available or willing.

*The work that is done by contract now includes fertilization and mowing at all entrances into the community, at the pool facility, and along west side of S. Marshall St. The areas such as in the green belts are mown by volunteers.

*Some of the work is done by a couple of area teenagers, as needed.

*Litter pick up is needed regularly and any help would be appreciated.

RECREATION IMPROVEMENTS: Rich Hagan and Frank McKinney

*Rich introduced himself – long-time professional landscape architect, long-time community resident, and head of the first round of “Recreational Facilities Improvements”. Frank McKinney is also a long-time community resident and like Rich is on the Grounds/Landscaping committee.

*Rich, using PowerPoint® slides, showed the conditions of the Recreational Facility before the Improvements, and as they are now. The slides showed the current west-side of the Facility to which the committees’ efforts are now directed.

*Frank explained:

- that the west side is on a slope that will need to be brought to grade so that a gentle sloping sidewalk can be added for ease of access to disabled people as well as to the “stroller crowd” connecting from the Dutch Creek sidewalk up the west side of the facility which meets the pool

- with another proximity card gate at the top

- decorative black iron fencing extended from current iron fence on the south side of the pool (at the top of the retaining wall) to the SW side of the pool

- another shelter with one picnic table constructed to replace current wood shade shelter

- retaining wall behind the shelter on the west side of the pool house so that the ground can be leveled

- west side chain link fence moved to west side of middle court, except for an “L” for support of the north fence

- chain link fences reset for stability, etc.

- south half of the furthest west court removed and native grass planted there

- north end of furthest west court repaired and basket ball hoop moved to north end (half-court)

- middle court repaired for recreational tennis

- drain area between the retaining wall and the courts will be fixed to allow drainage to sides and not under the courts

- bike rack added to pool area

*Initial ROM estimates are such that the Board believes that the work can be done before next season (2012) without any additional money from homeowners by getting a small loan, use of Improvement Fund money, and savings from operating cost savings of the past three years.

*Committee will get bids

*Committee will invite residents to see the plan

*Questions and Comments from the residents in attendance:

Though a couple of residents questioned the need for another pool entrance and thus the cost of such, four residents of Filing 3, in particular, cited that as a plus and being wanted.

In general, the response was positive – as long as the costs were such as not to need any more assessments.

OPEN FORUM:

APPROVED MINUTES

*One homeowner asked about some Covenant violations in Filing 3 – Answer: This Board is not in charge of Architectural Violations, etc. in that sub-association. It was recommended that any residents of Filing 3 talk to the remaining two Board members of that Association.

*No other comments or questions

Adjournment: Eileen thanked everyone for attending. Meeting adjourned about 2:30 PM.

Eileen P. Parker
Secretary of DCV HOA & Recreational Association
2010-11