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

May 11, 2011

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 Columbine Library Large Meeting Room at 6:30 PM.

Attendance:

Board of Directors: Dale Cloud, Dan Dowell, Dave Landes, Eileen Parker, Jason Rogers, Ed Ryer and Viet Tran.

Committee Chairmen: Lou Day and Eric Friesen

Other Homeowners: Marcel Savoie, Mary Gearhart, Bud Schwab, Kim & Don Lambert, Gordon & Laura Brinkley, Tom Graf, Jack Clark, and one whose signature which was illegible.

Introduction of Theresa Dickson, our HOA Accountant, was made to the group. As well, the Board of Directors was introduced to Theresa and the attendees.

Treasurer's Report: Theresa Dickson and Dale Cloud

*Balance Sheet as of April 30, 2011 (complete report attached):

Checking/Savings:	Vectra Checking	\$ 4,343.00
	Vectra MM Svgs	89,338.00
Reserve – Major Repairs		31,511.00
Reserve – Improvements		<u>4,501.00</u>
Total Operating Account		\$129,693.00

Accounts Receivable		
Receivables – Other		\$ 15,733.00
Reserve for Bad Debt		<u>(4000.00)</u>
<u>Total Accounts Receivable</u>		\$ 11,733.00

Liabilities		
Vectra Bank Loan		\$12,210.00
Equity		
Opening Balance – Fund Balance		43,152.00
Net Income		<u>87,956.00</u>

Total Liabilities & Equity: \$143,318.00

*Dues Status Report – 25 homeowners have not, to date, paid fully. Only 3 are in arrears for more than this year. One of those is in the process of being sold and we will receive their dues then.

*Dale Cloud stated that he would like to have the Financial Report continued in the format that we've been using for continuity purposes.

*Theresa will get an up to date Status Report to Directors the week before the Memorial Day weekend Pool opening in order for Lou and Frank to set the gate lock out for those in arrears. She then left the meeting. At which time, the Board moved to Tract F irrigation discussion.

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The majority of the Homeowners in attendance were here for the Tract F Irrigation discussion.

*Dave Landes, representing the interest of those in attendance who live along Tract F, began the discussion. Historically, Tract F has been in use, as is, since about 1977. It was planted in hardy bluegrass.

*These homeowners attest to more than just minimal use of this area both for recreational purposes and as a transit way between the two creek Open Spaces and to Columbine HS.

*NOTE: Platte Canyon Water District is asking for bids on a pipeline project along Lilley Gulch; thus the tire tracks on Tract F and along Lilley Gulch. Dave Landes will contact Platte Canyon Water and ask that they stop the contractors from using Tract F.

*Tom Graf spoke to the homeowners' contention that the Board has an obligation to maintain this Tract as is – and it is in the best interests of everyone in our community to continue to irrigate it and keep it in good condition. This Tract is an asset to the community and anyone driving along W Weaver Ave will perceive the whole community's value as less if the bluegrass on Tract F is not maintained.

*There is concern that dry conditions would be a fire hazard -- especially as it is used by high school kids who often smoke as they walk through there.

*Don Lambert and the Brinkley's also spoke to their contention that their specific property values would drop if that area is not maintained since it is adjacent to their properties. Lambert's, in particular, adjoins Tract F along their driveway.

*Landes and others stated that the trees along Tract F would also suffer if the water is discontinued.

*Bruce Lebsack stated that even though he lives in Filing 2 and Tract F is directly behind his home across Lilley Gulch, he wasn't aware that Tract F is HOA Common Property. Signs to that effect or other communication of it might help others in the community appreciate that it be maintained since all can use it.

*Marcel Savoie was asked by Dave Landes to speak to property values from the aspect of a Realtor. Marcel attested to perception of the condition of the community would be enhanced by Tract F being maintained as is rather than allowing it to go back to natural conditions. Marcel stated that he believed that with the Vectra Bank loan being retired in the fall, more funds would be available for repairing the sprinkler system on Tract F, for example, to be more water conservative, too. Or perhaps the Board could pay down that loan at a lesser rate than currently doing so as to have funds to continue watering Tract F.

*Now, that this group has been formed, with the Board's approval, they will work with the Board to try to figure out better ways to conserve water such as replacing sprinkler heads for more efficient coverage, working with the property along Tract F to help. Mary Gearhart stated that she is a water engineer and willing to continue to work on this committee and help develop conservation practices, etc.

*Bruce Lebsack has been working on a "Water Use Agreement" which will be between the Association and the 4 homeowners from whom the Association receives water for the common areas at the entrances of S. Marshall, W Weaver Ave, W Caley Pl, and Tract F. Part of the agreement would include some incentives for the homeowners to conserve their water and to pay a minimum amount monthly even though the HOA uses their taps.

MOTION: Dave Landes moved to rescind the previous Motion whereby the water to Tract F was stopped until which time there is an alternative. It was seconded by Dan Dowell. The motion passed unanimously.

Most of the homeowner's left the meeting at this time.

Treasurer's Report, continued:

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Dale Cloud asked the Board to write a Policy for the following fees: Status Letters - \$125, FHA letters \$200, Late Fees - \$15 if dues are not paid within the 30 days notice.

Background: The companies interviewed for the Accountant work and Kathy Mohrbacher also said that there are usually charges for Status Letters and letters like FHA loans (which is quite detailed), and which are paid by the buyer when the property sells. It is recommended that we also charge as it takes time and is expected. Bruce Lebsack stated that we should probably check with the lawyer about the late fees because there are some restrictions for HOA charges and this might be one of them. Lou Day stated that the Declaration states that we can charge 12% interest, but doesn't state more. However, the Bylaws do allow for additional fees to be set by the Board as needed.

MOTION: The fees will be as stated above unless Hindman Sanchez says that we can't charge the late fee of \$15. Eileen will check with Hindman Sanchez. Motion passed unanimously.

Insurance Renewal: Dale Cloud

*Premium change is minimal and renews July 1st if we chose to do so. Eileen stated that Terry Liverant, former resident of DCV, has asked to be allowed to bid for our insurance coverage. The Directors agreed to allow that but not to take additional time at a meeting or with an extra meeting for it.

ELECTION OF OFFICERS:

Each Director was asked which job he would like to do; Eileen was left with the President's job.

President: Eileen Parker

V. President: Ed Ryer

Treasurer: Dale Cloud

Secretary: Mary Gearhart will do this when she is not traveling. We will continue to seek an additional volunteer.

Architectural Control: Ed Ryer and Viet Tran

Grounds/Landscaping: Dan Dowell

Water Conservation committee: Dave Landes

Pool: Eric Friesen

Courts: Jason Rogers

Website – Lou has personal obligations that are pressing for his time so he will be asking Frank McKinney to take on the pool gate lock job, if possible. Also, he would like to pass along the website job, too. Jason said that he might be able to take that on.

DIRECTORS REPORTS:

Pool – Eric said all is being readied for opening as planned on May 28th.

Dan – May 19th 6:30 PM at the Pool area for Facilities Improvement Plan presentation with May 26th as backup in case of bad weather.

Meeting adjourned 8:30 PM

Eileen Parker