

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

June 6, 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 7:00 PM.

Attendance:

Board of Directors: Dale Cloud, Dave Landes, Eileen Parker, Jason Rogers, Ed Ryer and

ABSENT: Viet Tran, Dan Dowell,

Committee Chairmen: Lou Day, Frank McKinney, Mark Hannum, Eric Friesen

Other Homeowners: Mary Gearhart

Agenda was approved unanimously.

Facility Discussion:

1. Mark Hannum had two items that he wanted to participate in. Item D on the facility questions (Facility improvement plan) and representing the Caley Street homeowners who wanted to use the HOA tractor to mow the north side of Caley Street.
2. The Board said a homeowner from the group would have to run the mower and get a bit of training from Dave Landes.
3. The Board also suggested the homeowners check in with Dan Dowell.

Pipeline Easement by Platte Canyon WSD

Dave Landes spoke with Scott at Platte Canyon about the tire tracks and truck traffic in Tract F. Platte Canyon is asking for bids to replace/repair a sewer line along Lilley Gulch. Scott said he would tell the bidders not to assume that they can use the Tract F property as access for their work.

May Board meeting Minutes

The May Board meeting minutes were unanimously approved.

Treasurer's Report: Dale Cloud reported there is nothing unusual in this month's report. The highlights of the balance sheet are shown below and a copy of the financial report is attached.

*Balance Sheet as of May 31, 2011 (complete report attached):

Checking/Savings:	Vectra Checking	\$ 5,537.21
	Vectra MM Svgs	89,329.94
Reserve – Major Repairs		32,062.02
Reserve – Improvements		<u>5,000.83</u>
Total Operating Account		\$131,930.00
Accounts Receivable		

Receivables – Other	\$ 10,235.09
Reserve for Bad Debt	(4,000.00)
<u>Total Accounts Receivable</u>	\$ 6,235.00
Liabilities	
Vectra Bank Loan	\$10,343.50
Equity	
Opening Balance – Fund Balance	194,302.35
Retained earnings	(151,150.11)
Net Income	86,164.55
<u>Total Liabilities & Equity:</u>	\$139,660.29

1. Dues Status Report – **9 homeowners have not, to date, paid fully. But two of those have been making payments and are almost paid in full. Only 2 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. We are waiting to hear from Hindman Sanchez if we can legally assess late charges. According to the firms we interviewed for the accountant work, such charges are legal. Mark Hannum expressed his opinion that we can charge a one-time late fee and 12% interest on the amount that is late but we cannot charge interest on a late fee that is not paid. The board had a robust conversation about how to get the delinquent homeowners to pay both the HOA dues and the late fees. It was decided that Madame President would call the 4 who owe a late fee and ask them to pay it. There is only one homeowner who owes the HOA \$4,000. Hindman Sanchez has recommended that the Board consider foreclosure procedures to retrieve these funds. Our accountant, Theresa, suggested that garnishment of wages could be tried with the delinquent dues for whom we’ve not had success in collections.
2. Dale Cloud reported that we did not have a new contract yet for our annual audit.
3. The Board held a short discussion on the insurance renewal. We received bids from AmFam, Pelican, and Farmer’s. The bids were not comparative and some had umbrella coverage while others did not. The current insurance expires on July 1, so the Board decided to continue with the Farmer’s renewal and review options over the next year.

Facility Improvement Plan

TENNIS COURTS

Frank McKinney made a presentation about the facility improvements and plans for the tennis court(s). He conducted an on-site walk through on the 26th of May with George Turner. The question was: What does the HOA want at the end of the improvement projects?

There was significant discussion about the tennis courts. We want to remove the tennis courts as an eyesore. Frank suggested that one good tennis court is better than two bad ones and that we don’t have the funding to rebuild two new ones. He was also concerned that the soil conditions mean that any new construction would eventually have the same problems of cracking. Frank is trying to develop a statement of work to give to a contractor and get a new estimate of costs.

POOL

Frank is the keeper of the pool keys.

Eric Friesen has the bathroom and the tennis key. (These are the same key – same lock)

Jason needs a key to the mail box.

Eric Friesen said that there are some issues and problems related to the pool.

- Rain gauge for the sprinklers is missing
- Life ring is gone
- He kicks kids out at 9 pm
- There has been only slight vandalism now
- Pool opened on schedule
- Trash was picked up
- As a result of winter freezing, Mike ((repairman) had to make repairs in the boiler room. Mike repairs things, but never sends a bill.
- The pool needs a phone for emergencies. The Board had a long conversation about whether or not to get a phone and decided to ask Mike what he has seen at other non-attended pools.
- Eric asked the board to send an e-mail blast about the pool rules and a follow up written notice in the upcoming newsletter.
- He asked for more chairs and the board authorized him to buy as many as he could for \$100.
- The pool needs coverage while Eric is out of town June 10-18 and July 11-25)

Water Conservation

Dave Landes reported that the DWD would audit the sprinklers on July 1.

Mary Gearhart reported that the water conservation committee was looking into various options for sprinkler heads, watering schedules, and ways to protect the water common areas.

ACC/Website

Ed Ryer reports that the ACC has had only 1 request for paint permission.

Jason is ready to take on the website whenever Lou Day is ready to turn it over and will keep it going as is until later in the year when he can do any needed changes.

Meeting Venues

Eileen Parker reported that the Vintage Reserve is looking to see if they have dates available for Dutch Creek Village HOA meetings. The next board meeting date is not yet scheduled.

Adjournment

The meeting was adjourned at 8:45pm.

Minutes written by Mary Gearhart.