

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

August 17, 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 HOA's pool shelter at 6:30 PM.

**Attendance:**

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

Committee Chairmen: Eric Friesen

Homeowners: Rich Hagan and Kathy Turner – both left before the meeting concluded.

The Board began at the multi-use court to look at the condition of the courts and to discuss options for improvements or repairs, etc.

\*Rich Hagan, who chaired the Facility Improvement committee during Phase 1, explained post-tension concrete that is recommended for construction on our soils, other methods of soil preparation and compaction, and drainage issues on this site.

\*Kathy Turner, resident and avid tournament tennis player, said the repairs recently made to the tennis court are satisfactory. She and her husband would like to see the court kept in good repair and for tennis playing only. The nets and courts can be damaged by non-tennis players and the basketball goal is a safety hazard to tennis players.

\*The courts were built in the early 80s; new top-coating of the tennis court asphalt was done about 15 years ago. Once repaired, courts will need annual crack repair at an estimated cost of about \$1000/court due to the nature of the soils and freeze/thaw cycles. At an estimated cost of replacement with post-tension concrete of about \$157,000 -- which is not a current bid, the courts can be repaired for quite a number of years.

\*Eileen Parker got bids from three companies for repair of the gate lock, straightening the middle (N-S) fence on the west side of the open court, and construction of a 10 ft chain link fence along the S side of the 2 locked-off courts so as to be able to use those courts in the winter when the pool is closed. Only 2 bids were in – at \$1100 - \$1500 for the fence & gate repair. The cost of construction of the 10ft fence was about \$3600. Rich suggested Goodland Construction, the builders of the east side court fence, might fix the gate lock.

\*The large crack N-S along west side of existing used court is due to drainage. The drainage probably needs to be remedied rather than just pouring concrete -- such as the grate that was used for same issue along the south side of the pool deck.

\*Rich went over the original (2006-07) Master plan architectural drawing and discussed the changes that were made while doing Phase 1 of the improvement project.

\***ACTION:** The plan is to have a recommendation by March for presentation at the Annual meeting, if at all possible. The Board discussed possible ways to prioritize the next step(s) in continuing the improvements to the Recreational Facility. We need to decide for what activities the multi-use area might be used before deciding which fences can be taken down, etc. Dale and Larry stated that a playground would have to be very high quality and innovative to be attractive to today's children and there are good playgrounds nearby; therefore, a playground is too expensive to be considered.

\***ACTION:** Dan will get written estimates from Goodland Construction and possibly one other for some options on the multi-use court area (the remaining two old courts) from which we can start the prioritizing process.

Eileen will ask the companies who have already bid to update their bids for the fences with the options discussed.

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

**Treasurer's Report:** Kathy Mohrbacher

\*Balance Sheet: As of July 31, 2010

Checking/Savings:	Vectra Checking	\$ 3,223.88
	Vectra MM Svgs	<u>\$61,404.17</u>
Total Operating Account		\$64,628.05

Reserve Account	<u>\$23,496.19</u>
<u>Total Checking/Savings</u>	\$88,124.24

Accounts Receivable	\$ 2,155.09 (with allowance made for bad debt <sup>1</sup> )
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Liabilities & Equity:	\$20,411.60
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Long Term Liabilities:

Vectra Bank Loan, long term portion	<u>\$ 9,184.01</u>
<u>Total Liabilities</u>	\$29,595.61

\*Outstanding Dues: 9 owners are delinquent with unpaid dues (delinquent as of April 30<sup>th</sup>.) 3 are making payments and 3 are in collection. Per Policy, three accounts will be sent to Hindman Sanchez for collection if these are not paid within the next week.

**MOTION:** Kathy Mohrbacher motioned that we notify Hindman & Sanchez to cease collection on Stoneking as each time they send out a search to locate, it costs us \$40. Stoneking has been gone for over a year and the home has resold (after foreclosure.) The motion was seconded and passed unanimously. The debt of \$1713.72 will be logged as “bad debt.”

\*The Budget is a guideline due to past records and projected needs. The water usage is up this year and we are already over budget in this area as well as in the area of sprinkler repairs. Most of the bills are still to be received; with most received and paid by Oct. 30<sup>th</sup>.

**ACTION:** Agreement by all that the HOA should be moving to xeriscaping Common area landscapes wherever possible.

1) The water on Tract F each year costs about \$2000 and it has an antiquated sprinkler system that will continue to need more repairs and possible replacement. This area is surrounded by 7 – 8 homes only; and relatively unused by the community. The bluegrass takes a lot of water.

2) The entrance of S. Marshall Ct. is high cost expenditure, for a relatively small area, to the HOA due to the water use agreement and water use of the owner from whom the HOA uses the water tap.

Therefore, the Board newsletter(s) will announce the desire to move toward xeriscaping in the future. Also, Dan will ask for help from his committee's two master gardeners for design plans for the entrance areas.

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<sup>1</sup> Dues, not collectible for various reasons and thus “written off”

\*Still need to have a binding agreement(s) in place for HOA Water-Use for Common Areas with the four homeowners from whom the HOA's sprinklers are connected – for the next owners. The agreements at this time, are adequate but not ideal.

\*Report on ACTION from July meeting about paying off the Vectra Bank Loan: Dale & Kathy gave their recommendation based on current projections of having about \$18,000 left in the Operating Account at the end of the fiscal year, March 31<sup>st</sup>. Therefore, they suggested that we wait to Oct. or Nov. to make a decision on paying down or paying off this loan. Since the restructuring of this loan last year, an additional \$322/month has been paid to the principal payment. We still need to complete the Reserve Study to decide whether or not the amount we are currently setting aside is adequate. Dale and Kathy will begin work on the Reserve Study recommendation.

**MOTION:** Kathy motioned, Ed seconded – The Board will dedicate \$500/month beginning now to an Improvement Reserve account category. This account will be designated for expenditures that are not replacement or repairs or maintenance but improvements to the HOA hard assets. The motion passed unanimously.

\*Discussion was about the worthiness of paying off debt but also needing to prepare for the next phase of improvements once the priorities are set; and being able to meet needs for maintenance and replacement of assets.

**Grounds/Landscaping:** Dan Dowell

\* Dan asked who mowed the area behind Pillow's home as his committee didn't mow it. Not known. Limited discussion about last month's Open Space mowing plan ensued. Eileen has received a Meridian Surveying, Inc., Topographic Survey<sup>2</sup> map from Rich Hagan, along with other maps related to HOA lands. The survey indicates that the property line of the homes to the east of the new (2008) sidewalk angle from the corner post of the Hoffman/Powell's NW corner to the Hagan's back lot lines – the homeowner's fences, other than Hoffman/Powell's are not exactly on their property lines. Those owners chose to put their back fence at the top of the slope instead of at the bottom. Chris Pillow said the same thing in an earlier discussion with Eileen. But, the landscape committee wants this to be considered when the HOA is mowing the Dutch Creek Open Space.

\*The Board needs to discuss, update as needed, and recommend an Open Space mowing plan to the Landscape committee prior to next season so as to alleviate this controversy. Dan Dowell is not in agreement with the consensus decision in July to mow to the alkaline area behind those homes east of the Recreational Facility. Apparently, there was some confusion on this action. His committee met in the week or two after that meeting and agreed that the vegetation there should not be cut at this time.

**POOL:** Eric Friesen

\*During the discussion about improvements, Dan reiterated his statement in July that the pool decking needs to be scrutinized yearly and resurfacing undertaken as needed so as not incur the high costs of decking replacement.

\***ACTION:** Eric will get some cost estimates for repainting the bathroom floors and the eaves of the pool house prior to the next meeting; and the cost of adding vents to the boiler room.

\***ACTION:** Everyone agreed that the hours of the pool will be extended by one hour (to 10 PM) the Friday, Saturday, and Sunday evenings of Labor Day weekend. Lou will be asked to change the code for this. The Pool will close for the season at 9 PM on August 6<sup>th</sup>.

\***ACTION:** Prior to April 2011, bids will be sought for resurfacing the baby pool.

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<sup>2</sup> Topographic Survey map, ©2002 "is not a Land Survey Plat and does not represent a boundary survey of the property." From the map's disclaimer.

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\*One of the priorities for further improvement is the addition of a bike rack as initially planned.

\*The approximate cost of the current shelter was \$30,000. Rich recommended the wood shelter structure be replaced, in the future, with a structure similar though smaller to the metal/vinyl one.

**Insurance Review:** There is little interest from the Board in looking into the bid from American Family Insurance due to the trouble that several homeowners are having with this company related to roofing replacement due to the hail storm of July 2009. Eileen and Kathy haven't had time to look into this and no one else volunteered to do so either.

\***Board Meetings:** Next meeting, Monday, September 13<sup>th</sup> instead of the 20<sup>th</sup>, at Columbine Library's meeting room. Directors will check their calendars for this meeting and for Oct. and let Eileen know so that the Oct. meeting can be scheduled.

Meeting adjourned 8:40 PM

\*Agenda items for September:

Old Business: Action Items in this report; Reserve Study; Continued discussion of Improvement prioritization and bid seeking

Eileen P Parker, President and Secretary

MINUTES APPROVAL SIGN-OFF:

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Vice President (signature)

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Secretary (signature)

\_\_\_\_\_  
Date

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Date