

APPROVED MINUTES  
**Annual Membership Meeting**  
**Dutch Creek Homeowners' & Recreational Association**  
April 21, 2012  
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; thanked everyone for attending and reminded everyone to sign in. Copies of the Agenda and Financial Reports were available for pick up at the door. Attendance satisfied Quorum requirement (19 or more residences represented).

**Attendance:**

Directors: Dale Cloud, Dan Dowell, Dave Landes, Eileen Parker, Jason Rogers, and Ed Ryer (Viet Tran was absent due personal business.)

Other Homeowners: Mike & Katie Adams, Clark & Lynnea Anderson, Laura Brinkley, Jerald & Cynthia Barbee, Renee Campbell, Jack & Patt Clark, Phyllis Cloud, Linda Dowell, Eric Friesen, Philip Grimm, Gabor & Krista Gyurovsky, Philip & Donna LeNoble, Jane Little, Diane O'Keefe, Chris Pillow, Nick Rogers, Stanley Zowistowski  
Homeowners Recognized by Proxy: Matthew Martinez, Frank McKinney, David Anderson, Gary Granseth, Richard Highsmith, Christopher Kossik

Minutes of the 2010-11 Annual Meeting: The motion was made and seconded to accept the minutes as written and passed unanimously on an oral vote

Election of Directors: Two of the seven Director positions were up for election this year. Two homeowners have volunteered: Dan Dowell, who has been a Director now for about 3 terms, and Danyelle Harris. Danyelle came but was called away on a family emergency today. No other candidates were nominated from the floor of the assembly. Motion was made, seconded, and passed unanimously by oral vote to elect Dan Dowell and Danyelle Harris for the three year terms.

**Financial Report – Dale Cloud**

\*The Financial Review of the treasurer's accounting from 2009-10 is posted on the website and Dale summarized the report.

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

\*The Balance Sheet as of March 31, 2012 (full report is posted on the website):

-Total Operating Account Balances = \$151,023.63 (includes assessments collected for 2012-13 to date)  
-Reserve Account Balances of 32,523.93 (Replace/major repair Fund)  
10,006.94 (Improvement Fund)

**Total Checking/Savings:** \$193,554.50

-Accounts Receivable \$21,762.06

-Prepaid Expenses 1,749.82

**Total Current Assets** \$217,066.38

Fixed Assets

Improvement Project \$29,889.00

Landscape & Perimeters 59,138.08

Recreation Facilities 519,480.84

Utility (water meters, other) 25,472.56

Equipment 23,852.69

Total Accum Depreciation -626,964.97

**Total Fixed Assets** \$30,868.20

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Total Assets of \$247,934.58

Financial Report, cont'd

Table with 2 columns: Description and Amount. Rows include Total Other Current Liabilities (\$99,284.62), Total Long Term Liabilities (\$60,000.00), Total Liabilities (\$159,475.62), Equity, Open Bal Equity-Fund Balances (\$42,136.24), Net Income (\$46,322.72), and Total Equity (\$88,458.96).

\*Dale also talked about some of the highlights of the Profit/Loss Budget vs. Actual, April 2011 – March 2012 and The 2012-2013 Budget Adopted by the Board of Directors (both are posted on the website)

\*Questions/Answers

- Yes, the assets are depreciated
- Yes, the Board believes that the monthly charge from the accountant hired by the Board is worth it. The Board interviewed two other companies and they were much higher. Theresa Dickson does provide a service that is worth the expenditure of funds.

\*Note: one long-time overdue assessments account was recently collected due to Bank foreclosure and our attorney's efforts. That leaves only one account that is more than one year behind.

DIRECTOR REPORTS:

Recreational Facility Improvements:

\*Rich Hagan passed away this past winter. He was the chief designer of the Master Recreational Facility Improvement Plan which was begun back in 2006 or so. With Frank McKinney's encouragement and help, Rich was able to draw up the plans for the current improvements under construction before he became too ill. He really wanted to see this project completed; but it was not to be. Jack Clark, Dan Dowell, and Ed Ryer have worked with Lynne Hagan to design a Tribute Plaque that will be placed on the premises of the Recreational Facility acknowledging Rich's vision, dedication, and talents.

\*Frank McKinney was unable to attend due to recent surgery. Due to miscommunication, the Board was unable to share the Power Point presentation Frank prepared to show the progress. Seems we have to have the projector to do such a presentation. ☺

\*Ed Ryer & Dan Dowell shared the improvements done to date: (pictures of the project and updates are on the website)

- Removal of the chain link fence around the west and middle tennis courts
-West wooden steps removed and the west landscape area graded – building an earthen berm; gentle sloping sidewalk completed to where the 2nd proximity card gate will be installed
-Concrete drain pan installed at the base of the retaining wall (on the south side of the courts area) This drain pan will drain water from the surface of the two courts and move any water seeping from behind the wall to the new east & west grass areas
-West court asphalt surface removed; "trench" between the middle and east courts excavated and back-filled with base material. The base material compacted prior to the fence posts being re-set; trench filled with hot asphalt
-Posts & chain link fence between the current tennis court and what will be the multi-use court with a basketball hoop and half court were reset and are now much stronger without any leaning
- 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 is almost completed
- Another proximity card gate at the top will be installed

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-We are in the process of negotiating with a couple tennis court contractors to apply the finish surface on the multi-play court and to repair and re-surface the tennis court. We want to consider various options for the court repair and for the finish coat to minimize our annual repair cost while remaining within the cost constraints of the improvement budget.

-Landscaping of the berm is still being looked at to stay within the budget. Eileen Parker suggested that there are many residents who might be able to donate plant material from their yards, etc. if asked.

-Jason Rogers explained the concept of graduated line marking painted on the tennis court for children to play on a smaller surface area; yet, the lines are done in a way not to be a problem for adult play. He is working on a grant for the funds to do this.

### \*Questions:

-Will we be getting another shade structure? There was not enough money for that this year. That and pool bathroom upgrades, and a bike rack are next on the "Wish List"

### **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, 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 have listed all work that is done by volunteers as well as by contractors; put estimates to contracting all this work; and determined that the HOA is saving about \$10K/year or maybe more.

\*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.

\*No longer paying a local teenager to do any work – thereby saving Workers' Comp, payroll taxes, etc.

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

### **Architectural Control: Ed Ryer**

\*All forms are on the website

\*The Committee doesn't go looking for violations; please contact the ACC chairman (information on the website) if you wish to make a complaint.

\*Question from Donna LeNoble: Asked what can be done about residents who leave their garage door open and the garage is full of stuff. Answer: There is nothing in the HOA Declaration or ByLaws that address this. It isn't prohibited nor is it against the law.

### **Pool and Filing 3: Eric Friesen**

\*Eric will need volunteers to help, now and then, to close the pool. He has found that going over there before 9 PM and reminding the kids that the pool closes at 9, usually is sufficient to getting them to leave. Please let him know if you can help now and then.

\*Very little vandalism other than chairs and rocks into the pool now and then.

### \*Filing 3

New Board has been formed and they are in the process of getting up and working – including the Covenant Control committee.

The Filing 3 Board information and Documents, etc. will be added to the DCV Master Association website.

The Boards will continue to work together to keep communication between the two Boards open and to try to alleviate some of the concerns of residents regarding the functions of each Association.

Chris Pillow offered to answer any questions any attendee has about the reasoning behind the formation of a sub-Association when Filing 3 was developed.

### **Website and Tennis Court: Jason Rogers**

\*Please add your email address to the sign-in form so that he can try to match email addresses to street addresses.

\*Comments and concerns about the website should be sent to the email address so that he can fix/answer/solve.

Tennis – was addressed earlier in the meeting

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### **HOMEOWNERS' FORUM:**

\*Stanley Zowistowski asked if the Board could help with a County Streets issue on W Caley Pl where the water pools and ice ponds form in the winter in front of his home on the SE end of W Caley Pl. Another Caley St resident said that the residents did a petition to the Streets Dept when they had so much trouble some years back with the students from Columbine HS parking on that street; and the No Parking sign was put in. Stanley said that he thinks government agencies listen more when approached by organizations like HOAs. He is going to write a letter and then present it to the Board at another meeting.

\*He also asked the Board about the request from the HOA Accountant for verification of his ownership of residence. Eileen and Dale will check into this.

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

Eileen P. Parker  
Secretary of DCV HOA & Recreational Association  
2011-12