

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

May 15, 2012

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 PM.

Attendance:

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

Absent: Danyelle Harris

Other: Eileen Parker, Secretary and past Director

Meeting called to order at 7:05 PM by V. President, Ed Ryer.

March Board meeting Minutes:

The March Board meeting minutes were unanimously approved as sent by e-mail previous to this meeting.

Annual Meeting Review:

*Attendance has been about the same these past two times with the Saturday afternoon meeting as in previous years with a weekday evening meeting (average about 30 households represented @ year.) In the past, the only time more people have come has been when there are controversial subjects like potential dues increases.

*The Community Room of the Columbine Library has cut hours so evening meetings aren't an option, now.

*General opinion is that the meeting went well.

Election of Officers:

After brief discussion, the following officers and chairmen were duly elected &/or appointed, by unanimous vote:

President: Ed Ryer

V. President: Dave Landes

Treasurer: Dale Cloud

Secretary: Eileen Parker (but with the understanding that she will not be in attendance at every meeting)

Grounds/Landscaping: Dan Dowell

Architectural Control: Viet Tran (with Danyelle Harris on the committee)

Website and Courts: Jason Rogers

Pool Manager: Eric Friesen – who will work with Dan and Jason as Board contacts, when needed

Water Use Agreement: Dave Landes

MOTION: The following officers will be signers on the Vectra Bank accounts: Ed Ryer, Dale Cloud and Dave Landes. Motion passed unanimously.

Nominating Chairman: The Board agreed to continue with the past year's policy of each Director seeking new volunteers for the next Director openings. In April 2013, there will be 3 Directors' terms up for election.

Treasurer's Report: Dale Cloud

*Dale will get more information from Xcel Energy regarding ways to save on expenses during the winter months. The only power that is needed after the pool shut down is for the security lights. He will ask if it is possible to get the gas shut off, etc. They have a \$75 charge to reinstate an account, if we shut off.

*He and Frank McKinney have completed several maintenance/repair items in the past month (e.g. electric outlet was broken on the pool house, leak in boiler room, etc.)

*Electrician was just out to replace bulb and ballast in security light on the west end of the pool.

Treasurer's Report, cont'd

*As of May 8th, there are 12 homeowners left to pay this year's dues. One is partially overdue on payments from last year and now delinquent for this year, too. One other is in collections and the home is going to foreclosure sale. Theresa Dickson, will invoice with \$15/month late charge and the 12% interest on overdue accounts.

*The law firm's charges for collection on the Garcia account were from dates prior to the final settlement. Dale will be sure that Ms. Porter knows that we do not want any further work from them on that account. He will talk with her about the other out-standing account related to it going to foreclosure sale.

BALANCE SHEET:

*Balance Sheet as of April 30, 2012 (complete report attached):

Checking/Savings: Vectra Checking	\$ 18,655.03
Vectra MM Svgs	135,638.24
Reserve – Major Repairs	41,426.60
Reserve – Improvements	<u>8,206.94</u>
<u>Total Checking/Savings</u>	\$ 203,926.81
Accounts Receivable	
Receivables – Other	\$ 10,443.25
Allowance for Bad Debt	<u>(4,500.00)</u>
<u>Total Accounts Receivable</u>	\$ 5,943.25
Liabilities, Current	
Vectra Bank Loan(12 mos)	\$ 6,750.70
Accounts Payable	15,993.33
Income Taxes	<u>65.00</u>
<u>Total Current Liabilities</u>	\$ 22,709.03
Liabilities, Long-Term	
Vectra Bank Loan	\$ 60,000.00

Recreation Facility Improvements:

*Frank McKinney is on vacation but in regular contact with Goodland Construction, Dale and Ed.

Most of the landscaping should be completed this week. We will need to water the reseeded areas by hand unless there is frequent rain now for awhile. Ed will ask Danyelle to work with Frank to set up volunteers to do that. Perhaps the homeowners who have the track behind their homes can be asked to water, too.

*Next: The tennis and multi-use court resurfacing and then whatever landscaping is needed to follow up after that work is done. Sub-contractor for court repair and resurfacing is All Seasons and they are giving us a deal to

lock-in the contract so as to get this on their schedule. They warranty the Guardian system crack repair (only on ones they repair – not new cracks or cracks that extend beyond current repair) for 3 years; 1 year warranty for peeling or bubbling of surface.

*45 ft of chain link fence that backs to Shirley/Thomas back yards will be removed and replaced with 3-rail cedar fence (like along the rest of fences that back to Open Space.) Greg Shirley has volunteered to remove the chain link, and install the cedar fence.

*Frank and Dale estimate the work to be completed on budget.

Recreation Facility Improvements, cont'd

MOTION: It was moved, seconded, and passed unanimously to finalize the finishing touches as outlined by Frank in the email to the Board (Addendum 1.)

*Pool bathrooms need cleaning. Board authorized Eileen to contact Donna Mercer who is already one of our independent contractors (snow shoveling). Dale suggested using water, hose, brooms, and cleanser to clean and estimated time at about 4 hours. Payment should be around \$75; not to exceed \$100.

*The Board agreed that the bathrooms need attention in the next couple of years and might even warrant using funds to do so rather than to pay down the loan quickly.

Tennis Court and Multi-Use Court: Jason

*He is working with Frank and the contractor on paint colors for the tennis court resurfacing. The multi-use court will be same color.

*The tennis pro at Columbine Knolls and a couple of other youth tennis people will work with Jason to lead a “Kids Tennis Day” at the court(s) this summer. It will be for ages 5 – 12 or so. The Board liked the idea.

*Jason will put together “Rules for Play” on the Tennis Court and get a sign, with rules, for the court.

*The lock on the gate is keyed for exit as well as entry. Jason will be sure to put this into the next email blast; and Eileen will also put it into the next newsletter. Jackie Mathewson wants to get the newsletter out by the first weekend of June.

Grounds and Landscaping: Dan Dowell

*Rain sensor at the pool grass area has been replaced

*Jack Clark is Dan’s Chief Assistant and will be in charge whenever Dan is out of town.

*He has two independent contractors working in addition to the volunteers.

Water Use Agreement: Dave Landes

*After discussion, it was decided to authorize Dave to meet with Schwab and Dan with Gyurovszky to talk with them about an agreement that would change the way we currently pay for the water use that might be fairer to them and to the HOA than the current arrangement. They will talk about the various options.

*The idea is to incentivize the homeowner to conserve water during the irrigation season, possibly have them pay a reasonable amount each month of the irrigation season, yet, acknowledge with the agreement that the HOA’s common area watering uses enough water to push the bill into a higher tier, uses the homeowner’s tap and lines, but also has advantages to the homeowner, e.g. paying for the fall shut-down and line blow-out and season start up/check-out of lines.

*The HOA’s sprinklers at S. Marshall Ct were disconnected from the homeowner’s line in late March by agreement of the Board of Directors pursuant to the March Board meeting and subsequent email decisions (Addendum 2.)

Filing 3 News: Viet Tran

*Filing 3 Board will be meeting on Thursday.

*There is a lot of work going but a lot of progress is being made.

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*If anything significant comes from this meeting, Viet will let the Board know.

Insurance: Ed Ryer

*Insurance will be up for renewal in July. Ed did check with his broker and it was this man's opinion that there is no economic reason to switch companies.

*Dale will ask our current agent to speak to the Directors at the June meeting to explain the policy and answer questions.

Meeting Adjourned: ~8 PM

NEXT MEETING: June 12th, Columbine Library Large meeting room; 5:45 PM

ADDENDUM 1:

Tuesday, May 15, 2012

Dutch Creek Village Recreation Facilities Improvements Board Meeting Status Report

All planned improvements related to the pool have been completed. From an improvement construction point of view the pool is ready to open for the season.

1. The west ornamental fence is installed.
2. The pedestrian gate is installed and the prox card gate latch is working.
3. The equipment (tractor) gate is installed and locked.
4. The irrigation system and grass sod on the pool side of the fence has been reworked and/or repaired.
5. The west sidewalk is complete
6. The installation of planned shrubs along the west sidewalk is complete and the drip irrigation system installed.

Items still need to be worked:

1. Seeding of the non-irrigated area
2. Clean up and seeding of greenbelt
3. Tennis court repair
4. Tennis court top coat and strips
5. Multi-play court top coat
6. Installation of Basketball goal

Seeding of the non-irrigated areas:

The non-irrigated native grass area along the lower section of the sidewalk, the grass area where the west court was removed, and the greenbelt area should be seeded this week. This will require some type of temporary fence to protect this area until the seeding that hold. I will work something with Goodland to protect this area. The area will also require some special watering. I will set up a plan and oversee this watering but I may need some volunteers to help.

Tennis Court Repair:

All Seasons will repair up to 200 linear feet of surface cracks at \$10.00 per linear foot for a total cost of \$2,000.00.

Warranty for Guardian crack repair on tennis court only:

3 year warranty on all cracks repaired with Guardian system. does not cover new cracks or extended cracks. Surface warranty is for one year for peeling or bubbling of surface.

The All Seasons cost for the tennis court is good for the blue play surface on green out of bounds color. We need to make this final color decision at the board meeting Tuesday and Jason needs to provide me with the All Seasons color chart number/name.

The QuickStart 12 and under lines will cost an additional \$150.00 and will be painted in lighter shade of the play surface blue. Jason needs to work this shade/color/number etc. with me.

Multi-play Court Top Coating:

All Seasons has submitted a revised cost of \$1,150.00 to top coat the multi-play court green (the same as the tennis court). Color for the multi-play court is a highly desirable item for us. It will really improve the overall appearance of our facilities, but the cost of adding color seems a bit high compared with the tennis court. We already have \$2880.00 to top coat the court in black and \$750.00 to paint the stripes for a total of \$3630.00. When you add \$1150.00 for the color this puts the multi-play court coating and striping at \$4780.00 which is just \$420.00 less that the tennis court top coating and striping which is prices at \$5200.00.

I have asked Louie to push back on All Seasons a bit. Assuming the price stands at \$1,150.00 I need the board's approval to proceed with the contract change or at whatever price you approve.

Got a late note from Louie and All Seasons has agreed to reduce color cost by 50%. Let's run with this!

Shirley/Thomas Fence:

After the chain link fence was removed from the lower west end of the pool it became apparent that the 45 feet of 8 foot chain link fence that backs to Shirley/Thomas back yard is somewhat of an eye sore. This fence is not required for pool access control. Greg Shirley has stated that he would like to remove the chain link fence and install a 3 rail cedar fence to match the other filing 3 perimeter fence. He has

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asked if the HOA would pay for the material if he would do all the labor. I believe this is being a good neighbor and is a good deal. Greg got a material estimate from Split Rail for \$520.00. I got a second estimate from Front Range lumber for \$350.00 with free delivery. Greg has agreed to purchase the material from Front Range.

I would like the board's approval to give Greg Shirley the OK to proceed with this fence at a cost not to exceed \$400.00.

ADDENDUM 2:

RE: Marshall Water Project

mailbox:///C:/Documents and Settings/Eileen/ Application Data/Thunder ...

Subject: RE: Marshall Water Project

From: "Ed Ryer" , <edryer986@gmail.com>

Date: 3/28/2012 7:26 AM

To: <clouddp@q.com>

CC: <dowell55@comcast.net>, "jlandes778" <jlandes778@aol.com>, "Viet Tran" <tranvq@gmail.com>, "Jack Clark" <djackcl@aol.com>, "Eric Friesen" <friesenet@me.com>, "Jason Rogers" <jason.rogers@coloradotennis.com>, "Eileen" <EileenPParker52@comcast.net>, "Jack Clark" <djackcl@comcast.net>

For the record and board minutes the board has unanimously agreed to proceed with putting the water line under Marshall Street to connect into our existing sprinkler system on the west side of Marshall. This will allow us not to use Howard Wishers water for the greenbelt area east of Marshall along Coal Mine Avenue. The total firm written bid was not to exceed \$2,300.

Ed Ryer will contact Howard Wisher with a letter of understanding for the file.

Dave Landes and Viet Tran approved the effort via other emails.

Jack Clark will be present to observe the actual work due to Dan Dowells absence. According to Jack Clark nothing has changed financially or operationally in our relationship with Filing 3 by completing this project but should be discussed at a Board Meeting in the future.

Ed

From: clouddp@q.com [mailto:clouddp@q.com]

Sent: Wednesday, March 28, 2012 6:21 AM

To: Ed Ryer

Cc: dowell55@comcast.net; jlandes778; Viet Tran; Jack Clark; Eric Friesen; Jason Rogers; Eileen

Subject: Re: Marshall Water Project

Ed, thanks for your work on this. Yes, I approve.

Dale

From: "Ed Ryer" <eciryer986@gmail.com>

To: "Eileen" <EileenPParker52@comcast.net>

Cc: dowell55@comcast.net, "Dale Cloud" <clouddp@g.com>, "jlandes778" <jlandes778@aol.com>, "Viet Tran" <tranvq@gmail.com>, "Jack Clark" <djackcl@aol.com>, "Eric Friesen" <friesenet@me.com>, "Jason Rogers" <jason.rogers@coloradotennis.com>

Sent: Tuesday, March 27, 2012 4:35:19 PM

Subject: RE: Marshall Water Project

Hopefully the final conversation on this project!

I spoke with Kim twice today - the first conversation covered a letter agreement with Howard which Kim is preparing and will forward to me when completed. She does not have any concerns about this relationship.

During this conversation we discussed the Filing 3 "Water tap access". She was concerned about this aspect and stated she is not a water expert but has had a negative experience with a similar situation. Her advice was to

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find the original documentation from the developer and see what parameters may be present. After this is completed then we could make a decision.

I then contacted Dan Dowell for information and he referred me to Lance the sprinkler guy. I spoke with Lance and he said we were not using the "water tap" but were connecting into our existing sprinkler controller and extending our sprinkler system. I then called Kim back with this information and she sees no problem in doing this project.

Lets do it!

Subject: Re: Marshall Water Project

From: djackcl@comcast.net

Date: 3/28/2012 10:03 AM

To: Ed Ryer <edryer986@gmail.com>

CC: dowell55@comcast.net, jlandes778 <jlandes778@aol.com>, Viet Tran <tranvq@gmail.com>, Jack Clark <djackcl@aol.com>, Eric Friesen <friesenet@me.com>, Jason Rogers <jason.rogers@coloradotennis.com>, Eileen <EileenPParker52@comcast.net>, clouddp@q.com

Ed,

Thanks for getting the project back on track. After the sleeve pipe is installed under Marshall St, Filing 3 will follow up with our portion of the Agreement between the ROA'S. I will include any relevant technical information that will help everyone better understand how the system works.

Thanks.

Jack Clark

From: Viet Tran [mailto:tranvq@gmail.com]

Sent: Tuesday, March 27, 2012 10:41 PM

To: Jason Rogers

Cc: Ed Ryer; Eileen; dowell55@comcast.net; Dale Ooud; jlandes778; Jack Clark; Eric Friesen

Subject: Re: Marshall Water Project

I approve of this project. Thank you all for getting this done.

On Tue, Mar 27, 2012 at 6:25 PM, Jason Rogers <jason.rogers@coloradotennis.com> wrote:

Thanks for all of your work on this, Ed! I would agree that we should move ahead with the project as it seem that the bases have been covered.

Thanks,

Jason

From: Eileen [mailto:EileenPParker52@comcast.net]

Sent: Monday, March 26, 2012 5:57 PM

To: Ed Ryer

Cc: dowell55@comcast.net; 'Dale Cloud'; 'jlandes778'; 'Viet Tran'; 'Jack Clark'; 'Eric Friesen'; 'Jason Rogers'

Subject: Re: Marshall Water Project

I vote to proceed with The Motion IF the lawyer sees no major issues.

In trying to find the water use agreements, I found Minutes dated Feb. 2010 where we had approved \$2500 for this project at that time. It was later dropped due to not being able to get Lance to do the work etc.

From: JLandes778@aol.com [mailto:JLandes778@aol.com]

Sent: Sunday, March 25, 2012 5:10 PM

To: edryer986@gmail.com

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Subject: Re: Marshall Water Project

I do approve on setting up the alternative to using Howard's water. Did have my cell phone on.
Dave