

DUTCH CREEK VILLAGE HOMEOWNERS & RECREATIONAL ASSOCIATION
MEETING MINUTES OF THE BOARD OF DIRECTORS
July 10, 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; Frank McKinney, Facilities Improvement Chairman, Eric Friesen, Pool Manager and Filing 3 - Pres. Of the Board

Meeting called to order at 6:01 PM by President, Ed Ryer.

Board meeting Minutes:

The May Board meeting minutes were unanimously approved, as amended to reflect the authorized signors for the bank accounts; June Board meeting minutes were unanimously approved as sent by e-mail previous to this meeting.

Treasurer's Report: Dale Cloud

*Financial Report from Theresa Dixon was sent by email to Directors this afternoon; but due to lack of time for Dale to study, he commented only as follows:

- 3rd invoice for the Improvement Project has been paid; leaves another payment of about \$15,500 to be paid after completion of walk-through and completion of punch list from that walk through.

- Insurance premium of \$4500 was paid

-Delinquencies: 1 to collection, 1 in collection but also in bankruptcy, 1 making payments but now delinquent

-Kim Porter apprised the Board of the long-standing delinquency in Filing 3 which was paid off in April is now in Chapter 13 Bankruptcy and the owner didn't list the Master Association in the list of creditors which could affect future collection of dues. Board **ACTION:** Approve Kim Porter to follow up and be sure that HOA is listed

*Audit Review for this past year: Board **ACTION:** Authorize Dale to sign "Engagement Letter" and proceed with the audit review.

Facility Improvement: Frank McKinney

*90% complete because walk-through was just done this afternoon and punch list has been made

Check-List for completion:

| | Open Items/Concerns | Disposition |
|---|--|---|
| 1 | Need key to pedestrian gate lock from Black Eagle | Goodland will get key, if available |
| 2 | Sprinkler system Upper Quick Couple is leaking | Repair is complete |
| 3 | The corner of the new west sidewalk at the northeast junction with the Dutch Creek Trail is cracked. | Will be repaired by Goodland |
| 4 | Gate stop is weak and will be broken in a few months. Stop location is putting stress on the gate hinges will cause damage in the near-term. | Will be replaced with a stop at outer edge of gate by Goodland. |

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|---|--|--|
| 5 | Gate alarm wiring splices at gate are completed with non-waterproof splices and hid under a couple of rocks. | Repair is complete |
| 6 | Filling 3 Access sidewalk has crack | Goodland will replace about 12 linear feet of sidewalk |
| 7 | Weed block was not replaced after repair of rock area on access path/sidewalk | Work is complete |
| 8 | Remove basketball goal post from east tennis court | Work is complete |
| 9 | As built drawing to be submitted for approval | In work by Goodland |
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*Shirley and Thomas have decided they are happy with the ivy on the chain link fence still and do not want to do the split rail fence as discussed at the May meeting.

Pool: Eric Friesen

*Seems to be more problems with rocks being thrown into the pool this year. Discussion ensued with Frank saying that he will talk with Goodland about doing some concrete mitigation of the new rocks area (and possibly the old rocked area as well) in which a “soupy mix of concrete” be poured over the rocks such that it will be difficult for the kids to pick them up. Eric has told the Pool Guy to do what he needs to do to clean up each day and add the costs to his bill, as needed.

*Additional issues: include the problem with people not cleaning up after themselves which either takes more time and cost, then, with the pool maintenance costs OR volunteer time; observed misuse of the pool chairs by some young adults who were using them to jump into the pool; and the life-ring and net being thrown and left in the pool.

***ACTION:** Eileen will make and laminate some signs to put at the pool gates and one at the Life-Ring/Net Jason will send out an e-mail blast to remind pool users to obey the rules, clean up after themselves, and help oversee other users so as to keep maintenance costs down.

Tennis and Multi-Use Court: Jason

*Play Date – Tues, July 17th 5-5:45 PM for the 5-8 yr olds and 5:45-6:30 for 8-12 yr olds. He will send out an email blast and ask for RSVPs

Grounds and Landscaping: Dan Dowell

*Sod was installed in the dead areas of S. Marshall Ct entrance and is taking well

*Irrigation of new area west end of new multi-use court – Hand watering in this drought isn’t working well at all; In order for the seed to take and let the grass have a chance against the weeds, etc., an irrigation system is recommended. **MOTION:** Dave Landes moved and Viet seconded a motion to install a sprinkler system in the native grass-seeded area at the west end of the courts at a cost of between \$1300 and \$1500. Bid is from the current sprinkler contractor, L & S Sprinklers, and will be done as soon as possible. Motion passed unanimously. Dale advised that the money can come from the Improvement account and that the funds are there.

Architectural Control Committee: Viet Tran

*One request for Roof replacement approval and one for a fence

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*Paint complaint for house on W Weaver Ave. He will get it in writing from the complainant – as that has been the policy – and then talk with the owner.

*Some discussion ensued about some areas of the fence along Pierce St needing repairs. Issue: Master Association has carried the perimeter fence on the Assets part of the Financials since it was installed, it seems. So – Board may need to revisit this issue of ownership and maintenance still. Eileen suggested then that the insurance agent should be asked for costs of coverage.

Other Business:

*Eileen reminded the Board that the Audit Review contractor advised at least 4 years ago that the Master Association have a written agreement with Filing 3 Board of Directors regarding the landscape maintenance/sprinklers/water payments, etc. Dan Dowell & Viet Tran stated that they believe that this can probably be done now that Filing 3 has a working Board of Directors.

*Ed Ryer asked for opinions about the continued absence of Danyelle Harris. Eileen will find the section in the By-Laws related to absenteeism and send to Directors. Ed will talk with Danyelle about possibly resigning; but taking on a volunteer role in some area. Her work and family schedule has interfered with her ability to attend meetings. It was also discussed that Directors do not need to be homeowners according to the Declaration.

Meeting Adjourned: 7:55 PM

NEXT MEETING: August 21st, Columbine Library Large meeting room; 5:45 PM