

UNAPPROVED MINUTES
Annual Membership Meeting
Dutch Creek Homeowners' & Recreational Association
April 20, 2013
Columbine Library

Ed Ryer, President, called the Annual Membership meeting to order at 1:05 PM. He introduced the current Directors of the Board who were in attendance. Copies of the Agenda and Financial Reports were available for pick up at the door. Attendance met Quorum requirement (19 or more residences represented in person or by Proxy.)

Attendance:

Directors: Dan Dowell, Dave Landes, and Ed Ryer and Viet Tran (Dale Cloud and Jason Rogers were absent due to family obligations.)

Other Homeowners: Mike & Katie Adams, Jack Clark, Linda Dowell, Jason Fish, Nick Golden, Jim & Marlene Holdaway, Lorren Lewis, Philip & Donna LeNoble, Jane Little, Frank McKinney, Diane O'Keefe, Eileen Parker, Chris Pillow, Gail Ryer, and Lorraine Whelan

Homeowners Recognized by Proxy: David Anderson, Marjorie Barry, Dale Cloud, Philip Grimm, Lynne Hagan, Richard Highsmith, Jason Rogers, Virgil Tucker, JoAnn Simpson, and Mike Walter

ELECTION OF DIRECTORS:

*Ed related that he has experienced the three years of his term on the Board to be an enjoyable experience. Though there has been an occasional disagreement about specific issues, the Board has served amicably and always found common ground.

*Three of the seven Director positions were up for election this year. One additional position is vacant (with two years of the 3 year term to be completed.) Two homeowners have volunteered: Patt Clark and Donna LeNoble.

*Jack Clark spoke to Patt's qualifications and reasons for wanting to be elected in her absence as she is recovering from surgery. Patt has volunteered now for several years in keeping the flower/shrub beds at each entrance into Filing 3 in good shape. She is a retired professional who is willing to give of some of her time to the HOA in order to keep our community in good shape.

*Donna LeNoble stated that she and her husband have been long term residents of DCV and have served off and on over the years on the HOA Board – usually in the capacity of the Architectural Control Committee Chairman. They are about three fourths retired from their business which they run out of their home. She is willing to step in again and serve on the Board in order to keep our community on the right track.

*Ed Ryer asked for other nominations. No other nominations were made.

*Therefore, Ed stated that he and Dale Cloud were willing to continue on the Board. Viet Tran is unable to continue due to business and family obligations.

*Diane O'Keefe made the MOTION: Elect the 4 volunteers - Patt Clark, Donna LeNoble, Dale Cloud, and Ed Ryer as Directors of the Board. It was seconded by Jim Holdaway. A unanimous vote in favor of the motion was made by a show of hands of eligible voters.

*Ed and Dale will decide which one of the 2 of them is taking the 2 year and which will be taking the 3 year term.

Financial Report – Ed Ryer

*The Financial Review of the treasurer's accounting from 2011-12 will be posted on the website

*The Balance Sheet as of March 31, 2013 (full report is posted on the website):

-Total Operating Account Balances =	\$101,287.42 (includes assessments collected for 2013-14 to date)
-Reserve Account Balances of	41,931.93 (Replace/major repair Fund)
	<u>13,718.08</u> (Improvement Fund)
Total Checking/Savings:	\$156,937.43
-Accounts Receivable	\$25,220.13
-Prepaid Expenses	<u>1,700.18</u>
Total Current Assets	\$183,857.74

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- *Ed told the attendees that the Board approved the Budget for 2013-14 with adjustments as needed using the Profit/Loss statements for comparison of Budget-Expenditures, knowledge of increased water rates, increased professional landscape/mowing contract, etc. One adjustment the Directors have made is to decrease the \$500/month which has been put into the Improvement/Reserves these past couple of years to \$450/month to balance the budget.
- *There are currently 2 foreclosures in the Master Association.
- *Still several Annual Dues have not been paid for this new fiscal year.
- *Legal fees have been reduced significantly over projected budget of last year – and thus for the 2013-14 year.
- *Vectra Bank loan for the Recreational Facility Improvements was paid down by \$5000 this fall and an additional \$300/month is being paid on the loan in order to decrease the interest paid and reducing the loan time by 10 months.
- *The Board strives to stay close to the Budget, with Dale Cloud, being a diligent treasurer who watches it closely.

MINUTES of the 2011-12 Annual Meeting: The motion was made and seconded to accept the minutes as written and passed unanimously with a show of hands for the motion.

DIRECTOR REPORTS:

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, Ridley Lening, and Ed Ryer.
- *The L&M Landscaping contract for mowing services has been increased to cover more of the work which has been done by volunteers in the past. This has been a decision by the Board with recommendations from Dan and the Landscape/Grounds committee due to the “aging of our volunteers.” Money is still being saved by continued volunteer efforts though their time commitment will be less this year.
- *Continuing the policy of last year – no longer paying a local teenager to do any work – thereby saving Workers’ Comp, payroll taxes, etc.

Pool: Dan Dowell and Ed Ryer, in absence of Eric Friesen

- *Gate use – The East gate gets used the most; 72% of homes used the pool at least once this past season
- *Need to continue vigilance at the pool with residents being asked to speak up when any violations of Rules is observed in order to keep the repair costs and possible liability costs down.
- *Eric Friesen will continue to be the Pool Manager – and finds that knowing so many of the teenagers in the neighborhood because of his position as a teacher at Columbine HS is a big help.

Website and Tennis Court: Ed Ryer, in Jason Roger’s absence

- *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.
- *One tennis court – West gate is being fixed so as entrance is with the special key only; need to keep this TENNIS ONLY facility due to the special surface and net.
- *Sign will soon be put up there with the Rules for the Tennis Court use
- *Frank McKinney talked with Jason about allowing “Pickle Ball” to be played on the tennis court; they are looking into this new sport and how it might work on that court.
- *Tennis Lessons to be offered: flyer was in the last newsletter
- *Katie Adams asked about offering Swimming Lessons – was told to talk to the Directors who would need to ask the insurance about the liability issue, etc.

Architectural Control: Viet Tran

- *Viet said he got only about 10-15 requests all year; tries to act quickly and follow up; most complaints have been handled with a visit to the homeowner.
- *The Committee doesn’t go looking for violations; please contact the ACC chairman (information on the website) if you wish to make a complaint.

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*He has found that being on the Board takes some time but has definitely helped him to understand what it takes to keep a community functioning. He highly recommends that more residents volunteer some time to the HOA.

Filing 3 Update: Jack Clark

*3 main issues being dealt with now: Under drain, Foreclosures/Dues Collections, Perimeter Fence Repair. The Under drain was scoped; two blockages found but seem to be the same as last scoping. Now waiting for response from Jeffco Planning & Zoning to figure out just which houses are hooked up to the drain, etc.

*Fence repairs of \$5500 done but more is needed; will need to wait

*Chris Pillow added that the under drain is the main reason that there is a separate HOA for Filing 3.

Facility Improvements: Frank McKinney

*Ed Ryer presented Frank with a Plaque of Appreciation for his hard work, time and talent given to this project these past 3 years.

Without Frank's vision and diligence, this work would not have been undertaken or completed.

*Frank handed out 2 information sheets: "Dutch Creek Village 2011-12 Improvements Cost Summary" ([posted to the website](#)) and "DCV Improvements – Some Additional Improvement Items for Consideration" ([posted to the website for comment](#))

- *Rich Hagan* was the architect and, before his death, finished the plans for this last phase of the Facility Improvement Project; Frank reiterated that he tried to carry out Rich's vision.

- Louis Worland of Goodland Construction has been more than fair with his contract fulfillment and continues to work with Frank to make good on all warranties.

- Spoke to the need for continued upkeep on the courts in order to maintain the quality of the area

- Identified possible improvement work going forward, e.g. picnic shelter, bicycle rack, inlay fence base rocks in concrete, refurbish the bathrooms, etc. PLEASE give input to the Directors about what you would like to see done so as to establish priorities. Jason Fish asked how to give that input – directly call/talk or send email to the website address. Jason Rogers will promptly pass that along to the other Directors.

HOMEOWNERS' FORUM:

NO additional questions were asked

Adjournment: Ed thanked everyone for attending. Meeting adjourned about 2:10 PM.

Eileen P. Parker
Secretary of DCV HOA & Recreational Association
2012-13