

DUTCH CREEK VILLAGE HOMEOWNERS & RECREATIONAL  
ASSOCIATION  
MEETING MINUTES OF THE BOARD OF DIRECTORS  
January 21, 2014

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 6:00 PM.

**Attendance:**

**Board of Directors:** Patt Clark, Dale Cloud, Dan Dowell, Dave Landes, Donna LeNoble, Jason Rogers and Ed Ryer

**Other:** Eileen Parker, Secretary

**Committee Chairman:** Frank McKinney, Facilities Improvement

**Meeting** called to order at 6:01 PM by President, Dave Landes

**November Board meeting Minutes:**

The November Board meeting minutes, sent previous to this meeting by email, were unanimously approved. They will be posted on the website.

**Treasurer's Report:** Dale Cloud

\*Shared previous nine months of Financial Statements and reports, as prepared by the new accountant, Roger Kline, with other Directors.

\*Not much activity, as usual for this time of year

\*\$1170 has been invoiced for the Yearly Financial Review as contracted with Michele M. Giometti, CPA. Only a few minor changes were recommended by Ms. Giometti regarding what should be categorized under Fixed Assets. This invoice and receipt of the water rebates (toilets) will show on the January 31<sup>st</sup> Financial Report.

\*Amendment to our current Resolutions and Policies related to CO HB 1276, HOA Debt Collection Bill has been drafted, shared with Directors and our lawyer. **ACTION:** Having previously been reviewed by the Directors via email, the Board authorized Eileen Parker, Secretary, to finalize the Amendment Policy to be posted by Jason Rogers on the DCVHOA website ASAP.

\*Invoices for 2014-15 Dues will be prepared and mailed about Feb. 26<sup>th</sup>.

\*Budget for 2014-15

-Discussion about the proposed budget as prepared by Dale based on past budgets and expenses: Still missing a new pool contract but based on past experience, there should be little change.

-Jason and Frank will continue to pursue mitigation of the tennis court surface material before committing to other resurfacing repairs.

-Board will revisit the Reserve Accounts for adjustments after the current year dues are in and the current improvements/replacements are completed.

**Facilities Improvements:** Frank McKinney

- \*Electrical Upgrades at Recreational Facility are essentially done. The Board will continue to use emails, as needed, to make adjustments if called for. See ADDENDUMS
- \*Frank has documented the new electric circuit routing for the pool complex which he recommends keeping on record with the Board for future use.
- \*Plans to have a final report for the Feb. BoD meeting and thus the Annual Meeting in April.
- \*Patt is meeting with Frank and plumber soon to finalize the next steps of the bathroom upgrade. The toilets and urinal were delivered in December and the water rebates have been received.

**Grounds/Landscaping:** Dan Dowell & Patt Clark

- \*Next phase of the tree pruning will be done in Feb. or March as weather permits.
- \*Snow Removal from sidewalk that runs S-N along eastside of the Recreation Facility (due to agreement with the Jeffco Open Space when the first Facility Improvement was undertaken) – Contract has been made with a snow removal contractor. Dave and Dale have both cleared that walk prior to the contract being finalized.
- \*The vine growing on the fence between the Recreational Facility and the Thomas home – Patt will work with the HOA's contractor in the spring to trim it on the HOA side of the fence.

**ACC- Architectural Control Committee:** Donna LeNoble

- \*Will keep trying to contact a new owner with a boat on W. Euclid Pl about storing it elsewhere. Donna asked if we as a Board can require the owners to have a working phone number on file with the Board: answer is that we can ask but not require.

**Annual Meeting:** Dave will reserve the library's large meeting room for the afternoon of April 26<sup>th</sup> as soon as possible (60 days in advance.)

**Next Meeting, Planning:**

Feb. TBD

Eileen P Parker  
Secretary

**ADDENDUM 1: TO JANUARY 2014 BoD Meeting Minutes:**

Email dated: 12/15/2013 7:42PM

Dutch Creek Electric has provided a firm estimate of \$530.00 to upgrade the lights in both bathrooms. This upgrade will consist of removal of the existing light system and the installation of an 8 foot fluorescent light fixture on the center beam of each bathroom.

**I recommend we accept this bid for the additional upgrade work to the pool house. With this additional cost, the pool house electrical upgrade cost will be \$7,282.00.**

Please provide your approval or disapproval to Dave Landes so this action can be recorded in the official records of the DCV HOA Board of Directors minutes.

Frank McKinney  
Dutch Creek Village  
Improvement Committee  
303.903.9447 (C)

**RESPONSES: via email**

Ed Ryer, 12/15/13 7:57PM: Mr. David Landes, I approve of the increase for electrical work to \$7,282.00.

Dale Cloud: 12/16/13 6:51 AM: Dave, I approve the \$7,282 electrical work.

Dan Dowell: 12/16/13 9:11AM: I approve the \$7282 electrical work.

Patt Clark: 12/16/13 10:22AM: Mr. Dave Landes, I approve the increase for electrical work to \$7,282.00

Donna LeNoble: 12/16/13 2:05PM: I approve the increase of \$7,282.00 for the electrical work.

Jason Rogers: 12/16/13 11:10 AM: I agree.

**PASSED**

**ADDENDUM 2:**

Email dated: 12/30/2013 1:35PM

There has been a bit of a mix up on the bathroom lighting upgrade cost. Mike gave me an estimate of \$530.00 which I assumed was for both bathrooms but in fact was per bathroom. (see attached note and estimate).

I did some internet research on 8 foot vapor proof fixture with 4 fluorescent bulbs and found the cost to be between \$172.00 and \$250.00 and then made a SWAG at the other material and labor costs associated with the installation. This is what I came up with as a sanity check on the Dutch Creek Electric cost estimate:

Item	Units	
Light Fixture Vaporproof 8ft. With 4 Fluorescent Bulbs	1	\$200.00
Wiring, J-boxes and conduit	1	\$ 70.00
Labor Hours at \$65 /hr - tear out old, install new	4	\$260.00
<b>Total per Bathroom</b>		<b>\$530.00</b>

I strongly recommend we accept this corrected bid and move forward with the complete electrical upgrade to the pool house. With this corrected estimate, the total cost for the Pool House Electrical upgrade will be \$7,812.00.

Dutch Creek Electric would like to complete this work tomorrow (Tuesday 12/31/13).

Please let Dave Landes and me know if you concur with this corrected estimate for the bathroom lighting upgrade.

*Frank*

Patt Clark: 12/30/13 1:46PM Dave and Frank, I suggest you go with the upgrade as described below. Having adequate lighting is the key element to the entire remodel job allowing us to go forward choosing the proper colors for the floors/walls/countertops. Thanks for all you have done to make this happen  
Frank

Dan Dowell: 12/30/13 3:19PM -I agree to the new estimate.

Ed Ryer: 12/30/13 8:39PM: Dave, I concur that we should proceed.

Jason Rogers: 12/30/13 10:32PM: Dave, I agree that we should proceed.

Donna LeNoble: 1/1/13 9:32AM: I agree to accept the upgrade.