

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

January 19, 2015

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 home of Patt Clark.

Attendance:

Board of Directors: Patt Clark, Dale Cloud, Dan Dowell, Jason Rogers, and Ed Ryer

Absent: Denby Bruzas and Donna LeNoble

Other: Eileen Parker, Secretary and Frank McKinney, Facility Improvements Chairman

Meeting called to order at & 7 PM by President, Ed Ryer

September and October Board meeting Minutes:

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

Home Owners' Forum:

Frank McKinney reported that the broken down fence (due to an auto accident) that backs to Pierce St. in Filing 1, Lower Dutch Creek has been replaced.

Update on Possible Merger of Master and Sub-Association: Ed updated the Directors on the investigation that has been undertaken to get answers to questions that came up at the October joint Board meetings.

*The Directors agreed to a separate joint Board meeting as soon as one can be set up to decide whether or not to proceed with possible merger.

*Eileen was given approval to put information about the potential merger in the upcoming newsletter which Jackie Mathewson will produce and send out in the upcoming week.

*Some decisions to be made: how to divide the legal costs between the two Associations, how to budget for further costs of a potential merger

ACTION: Ed will work with the Filing 3 Directors to determine a meeting date and place.

Treasurer's Report: Dale Cloud

*Financials from the December 31st report will be posted to the website.

*MOTION: \$10,000 is to be moved to the Repair/Replacement Reserve Fund as provided for in Financial Plan set in the past. Motion was made by Ed and seconded by Jason. Unanimous approval was given.

*Discussion: The baby pool needs the bottom resurfaced; the decking replacement/repairs should continue around the big pool; and the bottom of the big pool will need resurfacing again in a year or two, probably.

BUDGET FOR 2015-16: DRAFT 1

*The Directors discussed the draft put forth by Dale as a beginning discussion point.

*Dan will get, in writing, the additional provision in the L&M contract for fall and spring cleanup as discussed but not specified in the contract to date.

*Dale will send out the 2nd Draft as soon as a few missing pieces can be determined.

*Estimate from another Pool maintenance company was considerably higher than current provider.

*Court repairs: Jason will get an updated bid from the company he recommends (based on experience) but the bid given last year was \$1500 for the tennis court and \$3000 for the multi-use court (more and deeper cracks on that court). No maintenance was done last year since the Board tried to get warranty work done which would possibly fix some of the problems.

*Discussion once again ensued about the fiscal responsibility of continuing to repair the current courts or planning for future replacement with better base and materials, etc. No decision was made.

*Dues notices will go out by March 1st.

Architectural Control Committee (ACC) Ed Ryer

*Dan voiced concern that the boat is still in the driveway of the home at 6562 W Calhoun Pl. No one knew whether or not Donna (ACC Chair) had sent any letters of violation to them. Dan reiterated that if we don't enforce the rules we do have, it gives other homeowners' potential reasons for violations of Covenants.

Website: Jason Rogers

*Will be trying to get some of the changes made such as pictures on the website while he is in his slower work season.

Annual Meeting Planning: Ed Ryer

*Dan's and Ed's 3 year terms are up this year. Dan is trying to decide if he will retire or not. He has a potential homeowner who might be willing to do the oversight that he, Dan, is currently doing but for less than a professional management company would. In which case, Dan would stay on to train him. But the Board would need to approve an independent contractor contract with this man. Dan has asked the company that does the landscaping at Vintage Reserves if they would be interested and he was told they would not.

* Ed will not serve again.

*The Board approved putting in information about possibility of hiring a Property Management Company if the volunteers for Directors of the Board are not forthcoming this year. Dan said that most of the mowing volunteers will continue at this time, but like Ed, they are ready to retire from this volunteer job.

*Possible meeting dates: April 18th, 25th, or May 2nd.

*Ed will see if he can get the Columbine Library or a meeting room at Columbine High School.

Meeting adjourned, 9:10 PM

Next Meeting:

March, TBD

Eileen Parker
Secretary