

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

March 9, 2015

The Directors of the Dutch Creek Village Homeowners and Recreational Association, a Colorado non-profit corporation, met to hold their regular monthly meeting in the large meeting room of the Columbine Public Library.

### **Attendance:**

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

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

**Homeowners:** Ron Lewis and Mike Hale (both are potential candidates for Directors of the Board)

**Meeting** called to order at & 5:30 PM by President, Ed Ryer

Ron Lewis and Mike Hale introduced themselves to the Board and shared some of their qualifications as potential candidates for the election of Directors of the Board in April. Mike Hale was unable to stay for the meeting due to a previous commitment.

### **January Board meeting Minutes:**

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

**Update on Possible Merger of Master and Sub-Association:** Ed updated the Directors on the investigation by Jack Clark, Dale Cloud, Frank McKinney, Eileen Parker, and him:

\*Have met 3 or 4 times since October. \*Have identified the following issues that still are being further investigated: 1) underground drain in Filing 3 and the potential liabilities thereof 2) Perimeter fences of Filing 3 are owned by the Filing 3 HOA 3) Conflicting information about whether or not the 8 homes which have historically been excluded from the Master Association are actually a part of the Master and 4) who owns the retaining wall between the shopping strip mall along the NE corner of Coal Mine and Pierce that backs to the homes of Filing 3 in that area.

\*Kim Porter, HOA lawyer, is of the opinion that those 8 homes should never have been excluded from the Master; but Frank & Dale believe they have found documents that show why they have been excluded.

\*This committee will be ready to update the new Directors of Filing 3 and the Master Association's new Directors once they have been elected in April.

\*Frank McKinney shared that he has talked with the Director of Foothills Parks & Recreation. That group is interested in looking into a partnership, if so desired, with our homeowners' Association for mutual benefit. When the snow is gone, they will be back to see the Recreational area again. This is an option that was suggested by one of our homeowners, also an employee of Foothills Parks & Recreation, who asked us to at least consider this group before hiring property management company, as mentioned in the last newsletter (produced/edited by Jackie Mathewson & Eileen Parker.)

### **Treasurer's Report:** Dale Cloud

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

\*The Annual Review for 2013-14 was completed.

\*The loan from Vectra Bank for the last Facilities' Improvements was paid off in February.

**BUDGET FOR 2015-16: DRAFT 3**

- \*The Directors discussed the draft put forth by Dale as a beginning discussion point.
- \* Adjustments were made as discussed based on vendor contracts received since the meeting in January.
- \*Dan Dowell moved that the Budget for 2015-16 be accepted as discussed. Donna LeNoble seconded and the motion passed unanimously.
- \*The Budget will be posted to the website.
- \*Motion was made by Denby Bruzas to authorize the approval of the submitted contract from L & M Landscaping for the 2015-16 season's work. Seconded by Jason Rogers. Motion passed 5 to 2 with the following in favor of acceptance: Bruzas, Clark, Dowell, LeNoble, Rogers and those in opposition: Cloud and Ryer.

**Annual Meeting planning:** Ed Ryer

- \*1 – 3 PM in the Vocal Music Room of the Columbine HS. ACTION: Eileen will talk to Eric Friesen and get the directions to the room and for parking which will all be included on the post card notice of the meeting.
- \*3 Vacancies – Dowell & Ryer's terms are up and they will not stand for re-election, and Patt Clark is resigning
- \*Dan Dowell said that Raina Powell is also interested in serving on the Board.
- \*If Ron Lewis and Mike Hale and Raina Powell are elected/appointed to the Board (as Patt's remaining term could be appointed by the Board,) all the Directors of this Association (the Master) would live in the Filing 1 area.
- \*Eileen, Secretary of the Board, will send out postcard notices of the Annual meeting by April 2<sup>nd</sup>.
- \*Directors will make reports as done in the past. Then, the Board will take questions from the attendees. At this time, any merger of the Board is still in the investigatory stage and there are still questions that need to be answered; and the new Boards of the Filing 3 and the Master will need to decide whether or not to proceed. The same is true with any further talks with Foothills Parks & Recreation.

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

- \*Dan presented a proposal to the Board for a transition of this committee until which time the Board decides it is ready to move forward without him. There were many questions and concerns as part of the proposal was to pay him until he has someone else trained as the manager at which time the proposed \$500/month would go to the person he has trained.
  - Ron Lewis stated that he believed that he has skills and some time and definite willingness to learn to do at least part of what Dan has been doing as a Director (volunteer) manager of the Grounds and Landscaping.
  - Ed Ryer pointed out that Mike Hale also has skills and contacts (as Mike stated earlier) that qualify him to take on all or part of what Dan has done so well for so many years.
  - It was pointed out that the budget has been approved and this additional money was not included. If the Board wants to go this route, adjustments to the budget will need to be made from other categories.
- ACTION:** The Directors will consider it when the new Board meets after the election at the Annual Meeting on April 18<sup>th</sup>.

**Architectural Control Committee (ACC)** Donna LeNoble

- \*Discussion again about the boat is still in the driveway of the home at 6562 W Calhoun Pl. Donna has sent at least one letter and has tried numerous times to talk to the owner. She will document actions taken to date and get back on to this issue.
- \*3 house paint notice/applications have been received and 1 new roof

**Website:** Jason Rogers

\*The Directors gave the go ahead to Jason to continue with his revision work and improvements to the website.

**Courts:** Jason Rogers

\*Motion was made and unanimously passed to authorize the approval of the contract for court repair from Coatings, Inc. and for Jason to schedule the work for this season. The budget includes this contract amount.

**Pool:** Denby Bruzas

\*Frank McKinney told us that when he walked the property recently, it was brought to his attention that there is a bent post at the West Entrance.

\*Ed shared samples of the concrete caulking and Denby will choose the color for the work to be done at the baby pool prior to opening Memorial Day weekend.

\*Included in the budget was purchase of some new lounge chairs for the pool this year.

Meeting adjourned, 7 PM

**Next Board of Director Meeting:**

April or May, TBD

Eileen Parker

Secretary