

APPROVED COPY

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

June 23, 2015

The Directors of the Dutch Creek Homeowners and Recreation Association , a Colorado non-profit corporation, met to hold their regular monthly meeting at the home of Denby Bruzas.

Attendance:

Board of Directors: Denby Bruzas, Raina Powell, Dale Cloud, Donna LeNoble, Ron Lewis, Mike Hale

Absent: Jason Rogers

Others: Jim Bruzas

Meeting: Called to order at 6:35 pm by Denby Bruzas.

May Board Meeting Minutes: The minutes from the May meeting were unanimously approved and will be posted to the website.

Treasurer's Report: Dale Cloud reported.

*After the first delinquency notice went out to homeowners who had not paid their dues, seven have paid. However, there are still 8 homeowners who have not paid. A second notice will go out in early July that states that if the dues are not paid it will be turned over to an attorney. Dale will call each delinquent home owner as another reminder before sending out the second official notice.

*Five home owners overpaid their dues so Dale asked the accountant to refund their money.

*Insurance invoices for \$4102.00 have been received.

*Dale ran through a list of expenses that appeared on last month's financials. These include resurfacing of the area around the kiddie pool, new chairs for the pool area, and sprinkler repair.

*Dale will have 10% of all received homeowners dues moved to the reserve account.

Landscaping and Grounds: Jim Bruzas reported.

*Dan Dowell was mowing the greenbelt south of Hoover Place and ran into the back fence at the Henkenbern's house at 6526 West Hoover Place. The cost to fix it is probably less than \$1000 so he recommended that the HOA cover it without going through insurance. After getting an estimate from Noel who handles grounds maintenance we can proceed.

*The DeBoers at 6588 West Weaver Avenue were given permission by Denby to have a truck get into the green belt to remove a tree.

* Jim reported that L&M Landscaping is not living up to his expectations. He hasn't been happy with the response time when they've been asked to do work and there has been a backlog due, in part, to the rains. But they have finally caught up with the work. Also, the last time they mowed around the pool they got a lot of grass clippings in the pool which created a lot of extra work for Patio Pools.

*The woman who was taking care of the flowers trimmed the rose bushes and got a few flowers planted but she has quit because it is too far to drive.

*At the present time the HOA has 6 different vendors involved in landscape and grounds maintenance. He would like to get that down to no more than two so he is having two companies out to give him estimates. DMX will be out Friday, June 26 and Claudio Landscaping will be out Monday, June 29.

*Jim had Lance (L&M Sprinklers) out to look at the sprinklers and was told that everything checked out OK, but then Jim found a couple of heads that were not working properly.

*Dale noted that - whoever we get - we need to have a different contract than we have with L& M. Under the L&M contract they are paid seven equal payments for which they are required to mow a certain number of areas, but the order in which they are to be mowed is not specified. This has resulted in some areas being neglected. He wants a contract in which they are paid by the job. We have to stay with L&M through the summer because the contract requires a 60 day notice of termination on the part of the HOA.

*Noel is going to take out two dead trees along Pierce and trim some others.

*An email and pictures of the sidewalk damage has been sent to Foothills so talks can begin about repairing the damage.

Pool: Denby Bruzas reported.

*Some homeowners were concerned that someone might be bringing her daycare kids over to the pool which would be a violation of HOA rules. Denby checked on this and found that a woman with biologic, adopted, and foster kids is using the pool as a guest of her sister who is a Dutch Creek resident. This is within HOA rules. Denby also noted that the kids were very well-behaved and not causing problems.

*One Sunday morning the pool area was trashed and the water very cloudy. Fortunately, the water cleared up with a chemical treatment. Denby may post a sign reminding people to clean up after themselves before leaving.

*Denby has told Mike Romero of Patio Pools that the pool is getting heavier than normal use this summer. Mike is here every day and is doing a good job keeping the restrooms, clean, etc.

Architectural: Dona LeNoble reported.

*Nothing new has come her way the past month.

*Donna was asked if the people on the corner of Calhoun and Marshall had submitted a plan for the landscaping they are doing on the corner of their front yard. A lot of dirt is washing down the gutters onto Hoover Place and is piling up in front of Lynne Hagan's house.

Tennis Courts: Jason Rogers reported.

*The repairs on the courts should be done soon.

Update on Filing 3: Open discussion.

*Dale noted that Filing 3 had been annexed to the Master HOA in the beginning. Parcel B was de-annexed when the decision was made that the area would be commercial. If Parcel B ended up going back to residential it was to be re-annexed. However, Dale can find nothing filed with the county to indicate that that ever happened. Some homeowners in Parcel B have approached Denby about being annexed into the Master HOA, but to make that happen the HOA attorney would have to draw up legal documents. Raina agreed to write a letter to the homeowners of Parcel B to determine the level of interest before proceeding farther.

The meeting adjourned at 8:13 pm.

Next Board of Directors Meeting:

July 21 at 7:00 pm at Mike Hale's house.