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**Annual Membership Meeting  
Dutch Creek Homeowners' & Recreational Association**

April 23, 2016

Columbine HS, Vocal Music Room

Denby Bruzas, President, called the Annual Membership meeting to order at 1:04 PM. Copies of the 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: Denby Bruzas, Raina Powell, Dale Cloud, Jason Rogers, Donna LeNoble, Ron Lewis, and Mike Hale

Other Homeowners: Nineteen additional homeowners were present and the sign-in sheet is attached.

Homeowners Recognized by Proxy: Kirk Samuelson, Lynn Swanson, Christopher Kossik, Judith Anderson, Cynthia Barbee, Beth Kalstein, Jackie Mathewson

**Call to Order:** Denby Bruzas called the meeting to order at 1:04 PM and introduced the current Directors of the Board.

**Minutes of the 2014 – 2015 Annual Meeting:** The motion was made and seconded and passed unanimously to accept the minutes from last year's annual meeting as posted on the DCV HOA website.

**Financial Report:**

\*Dale Cloud reported.

\*The Financial Review of the treasurer's accounting from 2015-16 is posted on the website.

\*The Balance Sheet as of March 31, 2016 and the Profit/Loss statement for the past year are also posted on the website. Dale spoke to a few specifics such as the fact that there is \$60,000 in the Vectra account for major replacement or repair work on HOA facilities and \$30,000 in the fund for improvements. All of the fixed assets have been fully depreciated.

\*Dale presented the Profit and Loss Budget vs. Actual and spoke to a few items. He noted that of the 184 houses in the HOA 28 have not yet paid their dues for 2016 – 17.

\*Only one homeowner did not pay dues last year. This house has been in foreclosure and is empty.

\*The Board of Directors has approved the Budget for 2016 -17 with a few changes from the previous year. Most line items were adjusted upward by 5% over last year to allow for expected increases in costs of utilities and service contracts. The HOA accountant has raised his fees from \$300/month to \$350/month.

\*Last year \$6400 was budgeted for legal fees in anticipation of merging the Filing 3 Sub Association with the Master Association into the Master HOA but that did not happen and the idea has been indefinitely tabled. So, total legal fees were just \$199. Four hundred dollars are budgeted for 2016 – 17.

**Grounds and Landscaping:**

\*Jim Bruzas, a neighborhood volunteer, reported. He got new estimates for care of the trees, flower beds, etc. and is pleased with the contractors he found. Mulch has already been spread over most of the flower beds and an arborist has pruned two trees around the pool that had fire blight. He will return to "medicate" the ends of the branches that were cut back.

\*Jim and Frank McKinney updated homeowners on the condition and plans for the sidewalk that runs south from Weaver, down into the greenbelt and across Dutch Creek, and connects into the main Dutch Creek Trail sidewalk. The culvert has been shoved completely out from under the sidewalk from flooding in the greenbelt. There is nothing supporting the sidewalk at this time and it is considered a

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hazard. Jeffco Open Spaces has put up a safety fence around it with a warning sign. Jim and Frank have been talking with Jeffco Open Space, Urban Water, etc. for several months to determine what can be done about the sidewalk. There is no easement on record with the county, so the sidewalk was probably put in without a permit. As such, no entity is clearly responsible for it. What has finally come of the discussions is that Open Spaces will replace the culvert and sidewalk over it if Dutch Creek HOA will take responsibility for snow removal and mowing. Frank McKinney made the motion that the HOA agree to these terms so Open Space can begin consulting with the Corps of Engineers and actual work can begin as soon as possible. The motion was seconded and unanimously approved by a voice vote.

\*One homeowner asked if there were any plans to deal with the stretch of sidewalk that is threatened by the oxbow in the creek. No, nothing is being done at this time.

\*Eileen Parker noted that the short stretch of sidewalk that runs from Weaver south to the edge of the greenbelt is part of Dutch Creek HOA, not Open Space, and questioned whether the HOA could look into what would be involved in making it ADA accessible. Yes, that can be investigated.

\*Eileen also asked about the possibility of having snow removal on the sidewalks along Pierce. Again, this is something that can be discussed.

### **Architectural Control:**

\*Donna LeNoble reported.

\*There are a few houses that we have some problems with, but for the most part she is dealing with questions regarding exterior work – painting, various outdoor projects, etc. – that need HOA approval.

\*Denby asked that neighbors help out by reporting any potential architectural control problems to the Board. She also encouraged people to register on the Next Door community website.

### **Website and Online Directory:**

\*Jason Rogers reported.

\*Jackie Mathewson, who produced a hard copy neighborhood directory for many years, is no longer going to be doing that. So Jason is creating an online, password protected directory for Dutch Creek. He encouraged everyone who does not have their email addresses listed with the HOA to get the information to him. This will allow the Board to communicate more easily with homeowners to keep them up-to-date on neighborhood news, events, etc.

### **Tennis Courts:**

\*Jason Rogers reported.

\*The tennis court and basketball courts are in need of repair. Money was budgeted to do that last summer but June rains threw the contractor behind so the work was not done. We are at the top of the contractor's list to do the repairs as soon as weather allows.

\*Jason looked into having the courts replaced with post-tension concrete. This would be a far superior product to the asphalt in that it would not crack and would not require the frequent repairs. The one estimate he got for the work was \$140,000. The Board did think that it was reasonable to pursue this at this point so for now we will just do the standard repair work. Jason will get one more bid for post tension concrete for comparison.

### **Pool Usage Data from 2015:**

\*Frank McKinney reported.

\*The pool gates are electronically controlled, so Frank compiled data on pool usage. He presented a graph showing that 67% of the homes in Dutch Creek had logged into the pool at least once, and another showing that 24% of the HOA budget was spent on the pool. This suggests that the pool expenditures are a good value for the money.

### **Election of Directors:**

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\*Denby Bruzas noted that Dale Cloud is stepping down from the Board and thanked him for his service.

\*Three of the Directors positions were open this year. Raina Powell was elected to the Board last year and filled the one year remaining on Patt Clark's term. She stood for re-election this year for a full three-year term. Donna LeNoble also stood for re-election. Jay Henkenbern ran for his first term on the Board, and was introduced to the homeowners by Denby Bruzas. Denby then asked for nominations from the floor. None were made. It was moved and seconded and passed unanimously by verbal vote, since it was an uncontested election, to accept Raina Powell, Donna LeNoble, and Jay Henkenbern as Directors to the Board.

\*It was noted by one homeowner that neither Filing 2 nor 3 were represented on the Board. It was also noted that no one from Filing 2 or 3 were present at the meeting.

### **Filing 3:**

\*Denby Bruzas reported that the Board of Directors for Filing 3 has fallen apart. Their accountant is just trying to keep the financial end of things going. The Master HOA is helping out where we can.

\*The discussion regarding the possibility of Filing 3 merging with the Master HOA continued from the prior year into the 2015 – 2016 year. Filing 3 has several issues such as the French drain and the leaning retaining wall along the south side that could become major financial burdens that the Master HOA Board does not want to assume. The Board voted earlier this year against a merger since there is no requirement in the current bylaws that requires one. We are exploring options to help get the Filing 3 Board back up and functioning again.

\*A question was raised about the potential downside to having the Filing 3 Board fall apart. Denby responded that it could reach the point where we have to merge if we want to keep the landscaping, retaining wall, etc. in acceptable condition.

### **Homeowner's Forum:**

\*Dave Landis noted that there were no homeowners from Filing 2 or 3 present.

\*Ron Lewis has been looking into the possibility of contracting with only one garbage collection company for the entire HOA, so he responded to a question from the floor. There is nothing in the current bylaws that allow the HOA to collect dues to provide a service such as that. So the only way to get it done is to have the homeowners themselves agree to contract with just one specific company. The advantage to doing so would be having just one truck per week in the area instead of several trucks several days per week.

\*Denby noted that we can change the bylaws, and that they should, in fact, be updated to correspond with current county regulations and to address issues we have today that the HOA did not have when they were written. This requires an attorney and would cost about \$5000. The new bylaws would then have to be approved by 70% of the homeowners.

**Adjournment:** The meeting was adjourned at 2:16 pm

Raina R. Powell  
Vice President and Secretary DCV HOA and Recreational Association  
2015 - 2016