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

June 27, 2016

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, Donna LeNoble, Jay Henkenberns, Jason Fish  
(taking over Ron Lewis's position as he is moving away)

Absent: Jason Rogers, Mike Hale

Others: None

**Meeting:** Called to order @ 7:28 pm by Denby Bruzas

**May Board Meeting Minutes:** The minutes from the May meeting will be approved via email because not every board member saw the draft Raina sent out prior to the meeting.

**Treasurer's Report:** Jay Henkenberns reported.

- The Quicken update has not yet been purchased. It will actually cost less than Jay reported at last month's meeting.
- Since Ron Lewis and Dale Cloud are leaving the board, they will need to be removed and replaced by two other board members having signature authority on the HOA bank account. Jay Henkenberns and Raina Powell were unanimously chosen to replace Dale and Ron.
- Jay verified with the accountant that the cost difference between having an audit and a routine annual review was only \$150. Jay will begin collecting documents for the audit next month.
- The balance sheet looks good from an asset perspective. Jay has collected all outstanding annual dues and one resident has been put on a payment plan, so all bad debt has been recovered.
- Jay plans to change the way that income from dues is reported on the Profit and Loss Budget to show what has actually been collected rather than what is expected to be collected.
- Since all homeowners have paid their dues the HOA will not collect the \$480 in interest income that is shown in the budget.

- The first of 4 payments has been made to the pool contractors. Additional payments will be made in July, August, and September.

**Landscaping and Grounds:** Denby Bruzas reported.

- The new vendors hired this spring are working out well.
- The arborist reported that the trees along S. Marshall Court should be trimmed every two or three years to remain healthy, so Denby has asked for a cost estimate.
- Jay suggested recruiting some residents to help Jim Bruzas with the weeding, etc. in the mulched areas around the pool and the parking area.
- Denby wondered if it might be possible to ask some of the kids in the neighborhood to volunteer some time to pull weeds and do other miscellaneous chores around the pool.

**Pool:** Denby Bruzas reported.

- Saturday night, June 16<sup>th</sup> vandals threw all the furniture in the pool and broke a whiskey bottle on the deck. Shattered glass got into the regular pool and the wading pool. The pool had to be closed until the glass could be vacuumed from the deck and the pool.
- Ideas of how vandalism might be prevented or reduced were discussed. The possibility of installing a security camera was discussed but it was decided that the best thing to do at this point is to insure that all the lights around the pool and the pool house are consistently functioning properly.
- Denby presented a Repairs and Improvements Wish List of 19 items. The board prioritized the top three as being 1) to repair the pool house lights, 2) replace the west pole light – preferably with a solar LED light, and 3) upgrade the pool house ventilation to prevent possible overheating of the pool pump. This would involve installing a larger fresh air vent in each door and a “whirlybird” vent on the roof. The HOA will be able to use the Replacement and Major Repair fund to cover the cost.
- Denby noted that the pool pump is around 8 - 9 years old and that it might need to be replaced soon. Jay’s father is in the pool business so Jay will ask him to come over and walk through the pool area with Denby to give us a better idea of the condition of the pool and equipment and what repairs or replacements we may be looking at in the near future.

**Architectural Committee:** Donna LeNoble reported.

- Donna is getting requests for approval of exterior painting, awning installations, etc. that are common this time of year.

**Tennis Courts:** Denby Bruzas reported.

- Resurfacing work that was supposed to have begun in late May still has not started.

**Website:** No website report this month.

**Update on Filing 3:** Denby Bruzas and Raina Powell reported.

- A new homeowner in Filing 3 was surprised to find out that she doesn't have access to the pool. She would like to join the Master HOA.
- Another resident – one who was contacted via mail last November – has expressed an interest in joining as well.
- Current by-laws would not allow the Master HOA to simply charge a yearly fee outside of the HOA.
- Raina Powell will contact the two homeowners later in July to discuss options for joining.

Meeting adjourned @ 9:19pm.

**Next Board Meeting:** July 20<sup>th</sup> @ 7:00 at Denby's house.