

APPROVED COPY

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

July 20th, 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, Mike Hale, Jason Fish. It was noted that no votes could be taken on any issues because we did not have a quorum.

Absent: Jason Rogers, Donna LeNoble, Jay Henkenberns

Others: Steven Arbour (new homeowner on Lamar Court will close on his house August 5, 2016)

Meeting: Called to order @ 7:09 pm by Denby Bruzas

June Board Meeting Minutes: The Board was unable to approve the minutes because we had no quorum. The minutes will be approved by email and posted on the website.

Treasurer's Report: Denby Bruzas reported for Jay Henkenberns.

- There was no unusual activity the past month.
- The July bill for the mowing company has been paid.
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Landscaping and Grounds: Denby Bruzas, assisted by Jim Bruzas, reported.

- The arborist seemed to be eager to work with the HOA in the beginning, but is not following up. One of the trees trimmed and treated for fire blight earlier this spring is not doing well, but the arborist is not returning Jim's calls regarding that and other issues.
- A replacement volunteer mower will have to be found to replace Dave Landis who has moved away.
- A homeowner has complained about the overgrown junipers along the Walgreen's retaining wall. These junipers are in Filing 3 so the costs to trim them will have to be paid by Filing 3.
- The water bill in one zone was about 4 times as high as is normal for the time of year. Denver Water came out and did a flow check and determined that there was a leak.

???? found that a valve which is buried about 6 feet underground but is opened/closed at ground level was not closed properly. By working it back and forth he was able to get the valve closed. The HOA is going to watch it for another billing period to determine if that fixed the problem. If it has, Denver Water will refund an amount that reflects the difference between the normal usage/costs and the excess usage/cost.

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Pool: Jason Fish reported.

- There is an ongoing discussion about what the best solution is to getting the pool lights repaired/replaced. Those present thought the best solution for the
- A couple of weeks ago the pool overflowed because the Pool maintenance person failed to flip a fill switch before leaving.
- Jason is watching closely because it looks like the water may be getting a little cloudy. He may need to talk to Mike to get more chemicals put in.

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Architectural Committee: Denby Bruzas reported for Donna LeNoble

- A homeowner has again complained because she thinks a hallway house for women is being run out of one of the houses on Calhoun. Donna was reassured by the owner of the house that this was not the case, but since another complaint has been registered she will have to check again. It may be necessary to get Jeffco in to investigate.
- Donna is still talking with the owner of the house with the broken garage door.
- Steven Arbour, the new resident, presented completed forms and photos to show the work he wants to do on the outside of the house once his family moves in. Members present saw no reason why Donna LeNoble would not approve the plans and suggested he go ahead and submit them.

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Tennis Courts: Denby Bruzas reported for Jason Rogers.

- Colorado Coatings, Inc. has been assuring the HOA that they will get the tennis/basketball courts resurfaced, but no work has been done nor has the HOA received any idea regarding when it will be done. There are only a couple of tennis resurfacing companies in Colorado so it would do no good to threaten to take the project to another company.

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Website: Denby Bruzas reported that she had not been updated by Jason on HOA website design progress.

Update on Filing 3: Raina Powell reported that before the next meeting she will try to contact the two Filing 3 homeowners who have expressed interest in joining the Master Association.

Meeting adjourned @ 8:23 pm.

Next Board Meeting: August 24th @ 7:00 at Mike Hale's house.