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

August 24, 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 Rogers, Jason Fish, Donna LeNoble

Absent: Jay Henkenbern

Others Present: Frank McKinney

Meeting: Called to order @ 7:05 pm by Denby Bruzas

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

Treasurer's Report:

Denby Bruzas reported.

- There is nothing unusual to discuss with the Profit and Loss Statement or the Balance Sheet. Payments for the landscapers and the pool maintenance are on schedule.
- The full financial audit begins in 2 weeks.
- The new Quick Books accounting program is now up and running.
- Raina and Jay still need to get to the bank and get their signatures on record for the HOA checking account.

Landscaping and Grounds: Denby Bruzas reported.

- Everything is getting done according to the contracts.
- The woman who maintains the flower beds will be out to do some "refreshing" of the flower beds as we move into fall.
- Frank McKinney reported on his discussions with Kyle Newmeyer regarding the sidewalk and washed out culvert between upper and lower Dutch Creek. Mr. Newmeyer presented the HOA with 3 options, any of which the county is willing to do. The first option, which involves simply removing the culvert and the sidewalk and restoring the

vegetation, would cost Dutch Creek HOA nothing as the county is willing to contribute the first \$6000 dollars of the project cost. The last option, which involves

- Work on the sewer lines through the greenbelt will be done sometime this fall but none of the homes in Dutch Creek should be affected by the work. We do need to keep an eye on the pool restrooms to make sure there are no backflow issues.

Pool: Jason Fish reported.

- Jason has been told that the problem with the light at the west end of the pool is probably in the pole and not in the light itself.
- Jason has looked into solar LED lights to replace the existing ones. They run from \$89 - \$249 dollars each, depending on the brightness we want. Jason will check on the lumens of the existing lights so we get something comparable. The solar panel and lights are very light weight, so there should be no problem with the existing poles being able to support the new lights. Jason will check on the installation procedure to make sure we'll be able to get them properly installed.
- We would like to put the new lights in in the spring of next year before the pool opens.
- Jay is talking with his dad who was in the pool business to see if he would be interested in taking care of the pool next year. Regardless, the HOA needs to get some bids next year to compare to that of Romero.

Architectural Committee: Donna LeNoble reported.

- Various issues in the neighborhood and the appropriate actions to take were discussed.
- Mary's Sober Home for women is being run out of a house on Calhoun. This is illegal because Dutch Creek is zoned residential. Donna will call the owner of the house and inform her that she needs to move the women out immediately or the Jeffco police will be called.

Tennis Courts: Jason Rogers reported.

- There are no concerns with the tennis courts at this time.

Website: Jason Rogers reported.

- Jason will go ahead and put the online directory out now and modify it as he gets suggestions from users.
- We need to find a way to better manage the database.

Update on Filing 3: Raina Powell reported.

- Frank McKinney has had discussions with two Filing 3 Parcel B homeowners who expressed interest in joining the master HOA. Raina emailed both of them inviting them

to attend this board meeting so we could discuss it and move forward. One homeowner responded and indicated that her husband would attend. The other never responded.

- The Friday prior to this meeting Raina wrote a short letter and taped it on the front doors of all 8 homes in Parcel B inviting them to attend as well.
- No one from Parcel B attended the meeting.
- There will be no further attempts to reach out to Parcel B homeowners until at least next spring.
- Raina will contact the HOA lawyer and find out what it would cost in both time and money to annex the homes so we can decide if it something worth pursuing at all.

Meeting adjourned @ 8:36 pm.

Next Board Meeting: September 21, 2016 @ 7:00 pm.