

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

October 12, 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 Raina Powell.

Attendance:

Board of Directors: Denby Bruzas, Raina Powell, Justin (Jay) Henkenberns, and Jason Rogers

Absent: Donna LeNoble, Jason Fish, and Mike Hale.

Others: Jim Bruzas

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

September Board Meeting Minutes: The minutes from the September board meeting needed some corrections so those will be emailed to all members for email acceptance when they are complete.

Treasurer's Report: Jay Henkenbern reported.

- Jay has just gotten the financials since we are meeting early this month, but a quick look shows us to be in the black where we should be and the Balance Sheet hasn't changed from last month.
- The bank has contacted the HOA lawyer and all back dues have been paid on the Garcia house.
- We don't know where we're going to end up on the water expenses. Water has been turned off but Jay hasn't received the bills from the homeowners who allow the HOA to use their water for some of the common space.
- Jay questions whether an annual review of the books needs to be done every year. He suggests doing a full audit every other year instead.
- Raina moved to eliminate the every-year review and do a full audit every other year. Denby seconded the motion. It passed unanimously.
- Denby Bruzas is currently the only board member authorized to sign checks for the HOA. She asked to have Dale Cloud, past Treasurer, removed from the accounts and for the addition of two more members.
- Raina Powell made a motion to remove Dale Cloud, the past Treasurer of the DCVHOA, from the list of members authorized to sign checks. Denby Bruzas seconded the motion. The vote was unanimous to remove Dale Cloud from the following accounts:

1. Business checking account with the account number ending in #0664,
 2. Business money market account with the account number ending in #2564,
 3. Business savings account with the account number ending in #3679, and
 4. Business money market account with the account number ending in #1985
- Denby Bruzas made a motion to add Justin Henkenberns, DCVHOA Treasurer, to the list of members authorized to sign on the following Dutch Creek Village HOA accounts:
 1. Business checking account with the account number ending in #0664,
 2. Business money market account with the account number ending in #2564,
 3. Business savings account with the account number ending in #3679, and
 4. Business money market account with the account number ending in #1985
 - The motion was seconded by Jason Rogers and was passed unanimously to add Justin Henkenberns to the above accounts.
 - Denby Bruzas made a motion to add Raina Powell, DCVHOA Vice President, to the list of members authorized to sign on the following Dutch Creek Village HOA accounts:
 1. Business checking account with the account number ending in #0664,
 2. Business money market account with the account number ending in #2564,
 3. Business savings account with the account number ending in #3679, and
 4. Business money market account with the account number ending in #1985
 - The motion was seconded by Jason Rogers and was passed unanimously to add Raina Powell to the above accounts.

Landscaping and Grounds: Denby Bruzas and Jim Bruzas reported.

5. A new John Deere mower deck for the “pull behind” mower would cost about \$3800. John Deere makes a “generic” Frontier brand but that hasn’t been price-checked yet.
6. Jim has been checking a website he’s found and thinks we could probably get a good used mower deck for about \$2000, but unless we can find one locally we’ll be buying sight unseen and we’ll have to pay for shipping costs to get it here.
7. The charge for a contractor to do the mowing in the areas that are currently mowed by volunteers using the HOA mowers would be around \$5000 per year. So a new John Deere mower deck would pay for itself in less than two years.
8. Since the mower deck won’t be needed until next spring the decision was made to have Jim continue checking the website to look for a used one locally. He will also get a cost of a new Frontier mower deck and check on warranties, parts availability, etc.
9. We currently spend \$1300 / year to get the two mowers serviced. Jim said that servicing them every other year is more reasonable for the amount of time that they

are used, and suggested skipping the service this year. The board members agreed to that suggestion.

10. There are two broken sprinkler heads that will be fixed in the spring.
11. The flower lady is doing a good job with the flower beds. We haven't gotten her final invoice yet.
12. Two trees need to be trimmed and Jim will do that as soon as all the leaves are off.
13. The discussion of the leaning retaining wall which was begun last month was moved to November so Mike Hale has a chance to look at it to determine if it is any immediate danger of collapsing.

Pool: Denby Bruzas reported.

- Romero has shut down, but not yet covered, the pool. Everything has been winterized except for the bathrooms. The sprinklers must be drained before he can winterize them.
- We may have funds left in the pool budget to shift to the purchase of a mower deck.

Architectural Committee: Denby Bruzas reported.

- There is no new information on the halfway house on Calhoun. The HOA lawyer, Kim Porter is checking possible avenues for the HOA to use to shut that down.
- The large pile of material covered by a tarp that is sitting in the driveway of a house on Weaver is still there. Donna will be asked to send a letter to the homeowners and give them 14 days to remove it before the HOA starts assessing fines against them.
- The homeowners on Lamar Court have removed the unlicensed cars from in front of their house. However, neighbors have expressed concern to Denby regarding the condition of the backyard which the neighbors can see from their deck. The yard is full of old tires and other junk and is overgrown. Since it is behind a fence and can't be seen from the road there is nothing the HOA can do other than send a letter informing them of the neighbors' complaints and asking them to clean it up. Denby will ask Donna to send this letter.

Tennis Courts: Jason Rogers reported.

- There have now been complaints from four homeowners regarding the condition of the tennis courts so we are going to have to look at the possibility of getting post-tension concrete courts installed instead of repairing them every year. There are only a couple of companies in town that do this work that Jason is aware of. He will get firm bids from them and see if he can locate another company that might give us a bid. The bid should include the courts themselves as well as nets, fencing, etc.
-

Website: Jason Rogers reported that there are a few updates he needs to make but the site is up and running.

Update on Filing 3: Raina Powell reported.

- Kim Porter responded to Raina's email mentioned in last month's minutes regarding annexing the Filing 3 Parcel B homes into the Master HOA. Kim responded that she had actually looked into this in 2015 at Ed Ryer's request. Ed was outgoing HOA President at the time and left the issue to the newly elected board to deal with.
- It is Kim's opinion that those Parcel B homes are and always have been in the Master HOA and that no annexation is necessary to begin charging the HOA membership fees and to give access to the pool and tennis courts to the residents of those homes.
- Kim suggested having each homeowner sign an affidavit acknowledging inclusion in the HOA. These documents would be recorded so all future buyers of any of these homes are aware of the inclusion.
- It will cost about \$150 - \$175 for preparation of each document and take about 7 – 10 days to get them prepared.
- An email chain between Kim, Ed, and Frank McKinney is attached, along with the more recent emails between Kim and Raina.
- A motion was made by Raina Powell and seconded by Jay Henkenberns to ask Kim to proceed with the affidavits. The motion passed unanimously.
- Raina will contact Kim to discuss details with her and begin the process of writing the affidavits. She will also ask about the possibility of giving any homeowners who do not want to be part of the Master HOA a 3-year grace period before they are assessed the yearly HOA fee.
- Jason Rogers will go through the information on Dutch Creek Village on the website and remove any references to the Parcel B homes not being included in the HOA.

Next Board Meeting: November 16th, 2016 @ 7:00 pm at Jay Henkenberns' house.

Meeting adjourned @ 8:37 pm.

Denby Bruzas
President, Dutch Creek Village HOA