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

November 26, 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, Jay Henkenberns, Jason Fish, Jason Rogers, Donna LeNoble

Absent: Mike Hale

Others: Dale Cloud, Frank McKinney

Meeting: Called to order @ 7:06 pm by Denby Bruzas

May Board Meeting Minutes: The minutes from the October, 2016 Board meeting were unanimously approved and will be posted to the website.

Treasurer's Report: Jay Henkenberns reported.

- The \$91,080 listed for HOA Dues on the P&L statement assumes that all dues invoiced will be collected. Jay would like to change this so that dues actually collected is reported, not dues invoiced.
- The \$676.89 figure reported in the \$ Over Budget column for Gross Profit will be lower because the bank paid off the past due amount when the Garcia house sold at auction.
- Still have not gotten the summer watering costs from those homeowners whose water is used on one of the greenbelts.
- Jay has not seen an invoice for pool supplies yet. Jason Fish will send an email to Mike Romero reminding him of this.
- The \$1800 under Greenbelts – Mowing Repair and Supplies will not be spent this year. The mileage put on the mower every summer does not justify having it overhauled every year.
- Jay brought the signature cards for Vectra Bank to the meeting so he and Raina could get them signed so they would have signature authorization on the HOA account.
- Referring to the Balance Sheet, Dale and Frank noted that 10% of the collected dues has to be moved from the Money Market account into the Reserve Accounts. Dale and

Frank put together a spreadsheet for the Reserve study and will have it ready for discussion by February 28, 2017.

Landscaping and Grounds: Denby Bruzas reported.

- Denby and Mike Hale have not had the chance to look at the retaining wall to determine what needs to be done to stabilize it. They hope to get to that within the next couple of weeks.
- Jim Bruzas got a bid of \$3263.85 from John Deere to remove the old, unusable mower deck from the mower and install a new one. Raina Powell made a motion to accept this bid and move ahead with the purchase of a new mower deck since we have the funds available. Jason Fish seconded the motion. It was unanimously approved.

Pool: Jason Fish reported.

- Jason has 6 companies that he will get bids from for pool maintenance next summer. Patio Pools who has been doing this will be included in the bid process. One of the companies has a training program to certify board members to take care of the pool as a backup.

Architectural Committee: Donna LeNoble reported.

- The garage door on the house in lower Dutch Creek has been replaced and the tarp with all the trash under it has been removed.
- Denby received an email from the homeowner in lower Dutch Creek who is concerned about all the cars in the drive and trash in the backyard of one of the neighbors. The email contained pictures of the backyard with 20 – 30 old tires, weeds over 12 inches high, and the back porch in disrepair. Denby has sent the homeowner an email informing him that neighbors are complaining and asking him to clean things up, but none of this can be seen from the street, so there is nothing the HOA can do about it. All of the cars in the drive have current license plates. Denby advised the homeowner who complained that she may be able to get something done by calling the county.
- Jay Henkenbern noted that the junipers on the retaining wall behind Walgreens need to be trimmed. Some are dead and need to be removed. He will email Brent Zimmerman, a Filing 3 HOA officer, to get some dialogue started with the Filing 3 board on this issue.

Tennis Courts: Jason Rogers reported.

- Neither of the two companies in Colorado that do post-tension concrete tennis courts have responded to emails asking for bids on the Dutch Creek tennis courts. Jay thinks that the work will probably cost about \$50,000 per court.

Website: Jason Rogers reported that nothing new is going on with the website.

Update on Filing 3: Raina Powell reported

- Kim Porter, the HOA lawyer, emailed Raina a first draft of a letter to the Parcel B home owners informing them that their homes were actually in the Master HOA and that they would be invoiced for dues beginning in the 2017 fiscal year. A discussion of changes to the letter and an accompanying cover letter was discussed.
- Both Frank and Dale had concerns about Kim's position that the Parcel B properties are in the Master HOA. Both had compiled a notebook of documents to support their concerns. Everyone agreed that we probably needed to set up a meeting with Kim rather than attempt to do anything further by email. Raina agreed to contact Kim to see if she could meet in the 1st or 2nd week of December.

Homeowner's Forum: Frank complimented the board members on the job they are doing.

Meeting adjourned: 8:44 pm

Next Board Meeting: January 18, 2017 @ Donna LeNoble's house