

## Annual Membership Meeting

Board Approved

Dutch Creek Homeowners and Recreation Association

April 22, 2017

Columbine High School

Board Members in Attendance: Denby Bruzas, Raina Powell, Jay Henkenberns, Jason Fish, Jason Rogers

Board Members Absent: Donna LeNoble

Homeowners: Eighteen homeowners attended. See Attachment 1

Present by proxy: Nine homeowners attended by proxy. See Attachment 2.

Meeting was called to order at 1:06 pm by Denby Bruzas. She welcomed all attendees and introduced the current board members.

Approval of 2016 Annual meeting minutes: The motion was made and seconded to approve the 2016 minutes. The 2016 minutes were unanimously approved by voice vote.

Financials: Jay Henkenberns reported on the year-end financials and presented the 2017 – 2018 budget.

1. The actual receipts were \$893.01 above budget because of some miscellaneous income.
2. Under Required Funds the \$10,000 budgeted for a new sidewalk between upper and lower Dutch Creek was not spent. It was determined that replacing the old culvert and sidewalk would be a very lengthy and expensive process that would involve the Corps of Engineers, so Jeffco removed the old culvert and sidewalk. The Dutch Creek Board will look into rerouting the sidewalk so it does not cross the creek. This item will be budgeted for again in the future.
3. Under Disbursements - Audit, the \$1500 budgeted for an audit was not spent. The decision was made to eliminate an every-year review audit and replace it with a full audit every other year or every third year which will cost only \$2000. This will save the HOA money and result in a more thorough audit. Some homeowners questioned the need for an audit. Denby Bruzas replied that it was just a good way to insure transparency and to ensure that the books accurately reflect the financial status of the HOA.
4. Under Disbursements - Legal Fees, we were \$1196 over budget because of fees associated with formally bringing the Filing 3, Parcel B homes into the Master Association.
5. Under Disbursements – Greenbelts, Jay noted that this was one of our biggest expenses. This year we bought a new mower deck for the tractor that cost \$4500. Due to increased cost of water the water expense is higher than budgeted for. The invoices for water supplied to the HOA by 6316 S. Newland Ct. have yet to be paid. Denver Water has said that water costs will increase this year, so we have had to budget for that.
6. Under Disbursements – Pool, Jay noted that the contract for readying the pool at the beginning of the season, daily care during the season, and pool shut-down is a set contract cost for \$7500. Several items came in under budget but water costs were higher – partially due to a valve that was left open by the contractor during some maintenance work. The contractor covered some of these costs. We are budgeting \$4000 more this year than last because of rising labor costs and the fact that we may be using a new contractor this year which will likely cost more.

7. There is \$4500 in the budget next year to repair the tennis court surface. However, we may be replacing the courts with post-tension concrete courts rather than repairing them. If we do this, money in the Improvement Fund will be used to cover part of the costs. It will also be necessary to take out a loan to cover the rest.
8. The HOA has a Reserve Account that is a replacement fund for major needs that arise due to a catastrophic event. Dale Cloud did a review of this account and determined that if we continue to contribute to this account at the current rate the HOA is in good shape.
9. A motion was made to accept the budget proposal for next year. It was seconded and unanimously approved by a voice vote.

Landscaping: Denby Bruzas reported.

1. Lawn Doctor did a good job for us last summer so we'll be using them again this year. They've already put down mulch in the beds around the pool area and it looks very nice. They will be out to fertilize the lawn around the pool soon.
2. We'll be using the same contractor again this year who took care of the flower beds last year. She will be replanting around Mother's Day.
3. We will be using the same sprinkler maintenance company we did last summer.
4. The old mower deck was in such bad condition that it actually damaged the grass in some areas. Since we replaced the mower deck we shouldn't have these problems this year.
5. We rely on volunteers to mow the greenbelt areas and we already have enough volunteers for that task.

Architectural Control: Denby Bruzas reported for Donna LeNoble.

1. We have had a number of covenant violations this year that involve trash cans left sitting in driveways and boats and unlicensed cars parked on the streets. There have also been problems with residents starting outdoor projects such as putting up fences without first getting Architectural Control approval. Many of the homeowners in attendance expressed frustration regarding some of this and felt that the Board should be doing more to address these problems. Denby assured them that the Board was very aware of the problems and had been doing everything in its legal power to deal with these issues. This includes sending letters to the homeowners in violation and following up with fines if the issues were not addressed. The Board has become very proactive in the last several months regarding covenant violations and intends to continue to be so.
2. Three other concerns were voiced by home owners. The first was whether or not covenants allowed a car to be parked in a driveway for an extended period with a cover over it. The second noted that there was some graffiti on the spillway at the north end of Kendall Park that has been there for many months. The third concern was that the area in Kendal Park that was torn up when the sewers were replaced had not been reseeded properly and was now full of weeds. Denby stated that we would look into each of those concerns.

Tennis Courts: Jason Rogers reported

1. The tennis court and all purpose court are in really bad condition. We are having to resurface them almost every year at a cost of \$4500 per year.

2. The Board is looking into completely replacing the two courts with post-tension concrete courts. Jason Rogers has gotten two bids from local companies that do this work. One of the two bids was much more detailed and complete than the other, so the Board is going to schedule a meeting with this company to get more specifics and to better understand what is involved in this work, what we can expect as life of the courts, total costs, etc. If the board finds the final bid to be acceptable, they want to move ahead with the replacement of the two courts.
3. During the discussion that followed, homeowner input was overwhelmingly positive. Approval to move forward with the project was granted by a show of hands.