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

March 22, 2017

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 Donna LeNoble.

**Attendance:**

Board of Directors: Denby Bruzas, Raina Powell, Jay Henkenberns, Jason Fish, Donna LeNoble

Absent: Jason Rogers

Others: Kelly Miller (resident)

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

**February Board Meeting Minutes:** The minutes from the February 2017 Board meeting will be approved via email.

**Homeowners Forum:** Kelly Miller, a resident on West Calhoun, had received a letter informing her that she was in violation of HOA covenants by having a truck with out-of-date license tags parked on the street and trash cans in front of the garage. She had taken care of the problem prior to the meeting but attended so she could explain what had happened and apologize.

**Treasurer's Report:** Jay Henkenberns reported.

- The HOA will be over budget by about \$3700 this year, due largely to higher water expenses at the pool, higher insurance costs, and legal fees associated with Filing 3 Parcel B "inclusion" into the Master HOA.
- There is about \$52,000 in HOA dues that haven't been paid yet. The invoice for the dues for the Mary's Hope house on W. Calhoun keeps being returned, so Jay will hand carry it over there to leave with someone at the house. On April 1<sup>st</sup> Jay will send letters to all homes for which the dues have not been paid.
- Jay thinks we may have to discuss raising HOA dues at some point.
- The HOA is putting \$15,000 away per year for emergencies and \$500 every month is moved into the improvement fund.
- Financing of the tennis court post-tension concrete installation was discussed. Some money will come from the improvement fund, but a large part of it will have to be

financed. Jay will talk with Dale Cloud to find out what process is involved since Dale was Treasurer when the pool improvement was financed.

- Last year the Board budgeted for a new sidewalk connecting Upper and Lower Dutch Creek, but that was not used and there are no immediate plans to install a new sidewalk. So that needs to be revisited in May.

**Landscaping and Grounds:** Jay Henkenbern plans to sign the landscaping contract with the same company who did the work for us last summer.

**Pool:** Jason Fish reported.

- Jason has contacted 6 companies and asked for RFBs to maintain the pool this summer. Two said they were too small to meet the terms of our RFB. Four said they weren't taking new customers.
- Jason will sit down with Mike Romero who has had the pool contract for several years and see what he can work out with him.
- We began to revisit the idea of putting up solar lights at the pool. The ones Jason priced last year simply attach to the existing poles. They are light weight so there would be no weight problem for the existing poles.
- Jay Henkenberns talked with the owner of Luminous Electric and asked him to give us a bid for the new lights.
- The pool deck by the kiddie pool is peeling and coming up. It's only 2 years old, so Denby will get the contract from Ed Ryer to determine what the warranty is.
- The fact that the lights in the pool do not work is not a liability because the pool closes at 9 pm.

**Architectural Committee:** Donna LeNoble reported that she has received an application for the installation of solar panels, for the installation of new siding for a house, and installation of a backyard shed. In addition:

- Residents at two houses at the end of the cul-de-sac on W. Calhoun received letters regarding garbage cans in front of the garage. One of the two was also cited for having a very large metal container of some kind behind the fence but visible from the street and from the neighbors' backyards. As of the meeting, the trash cans remained out in front of one home. An eight-foot fence had been built to replace the six-foot fence at the second house to hide the container. The new fence is in violation of HOA covenants due to the fact that it was never approved by the Architectural Control Committee and the fact that HOA bylaws limit the height of a fence to 6 feet. Denby had written letters for board review that would advise the residents of these homes of the process involved

(according to HOA bylaws) for dealing with recurrent covenant violations. The first step is to fine the homeowners \$25 dollars each for not having dealt with the problems when they were originally called to their attention.

- Denby will ask Heather if she could put a piece in the next newsletter regarding the most common covenant violations to make sure residents are aware of some of the major issues.
- Jason Fish suggested greeting new residents with a welcome package that had, among other things, a brief discussion of the most common violations, how to go to the website to get architectural applications, etc.

**Tennis Courts:** Jason Rogers was not present, but he had forwarded a detailed bid from Evergreen Tennis Courts, Inc. to lay post-tension concrete courts to replace the two existing courts at a cost of \$127,890. This compares to a “shoot from the hip” estimate from Renner Sports Surfaces of \$112,000.

- No one present knew if Renner had ever supplied a detailed bid, but we need one to proceed.
- The suggestion was made that it might be a good idea to ask a representative from Renner to come out one afternoon and give some of the Board members a “walk-thru” of the proposal so questions could be asked and answered.
- Jason Fish pointed out that it’s very important to know exactly when each of the two companies can begin work.

**Website:** Nothing new to report.

**Update on Filing 3:** Raina Powell reported.

- Of the 8 homes in Filing 3, Parcel B only 4 residents have returned the affidavits acknowledging that the home was, and always had been, part of the Master HOA. Of those only one responded with any “opt in / opt out” decision and it was to opt out.
- Raina will send a follow-up letter to the residents who have not responded explaining the importance of signing and returning the affidavits. She will also send a copy of the original letter of explanation and another copy of the affidavit.

Meeting adjourned @ 8:40pm.

**Next Board Meeting:** May 24, 2017 at Raina’s house.