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

May 24, 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 Raina Powell.

Attendance:

Board of Directors: Denby Bruzas, Raina Powell, Donna LeNoble, Jason Fish, John Wilber

Board of Directors Absent: Jason Rogers, Jay Henkenberns

Others Present: Janet Gradwell-Lewis

Meeting: Called to order @7:00 pm by Denby Bruzas. She began by welcoming John Wilber as the newest Board member and Janet ????, a homeowner.

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

Treasurer's Report: Denby Bruzas handed out copies of this month's financial report but did not want to go over it without Jay Henkenberns being present.

- Some of the individual items were covered later as part of the discussion of financing the tennis court improvements.
- Six homeowners have yet to pay the HOA dues. These people have been sent notifications of late fees in addition to the HOA dues. Two homeowners have requested that the late fees be removed. It was the opinion of the Board that these homeowners could have, upon receipt of the bill in March, requested to delay payment or be put on a monthly payment schedule. There is no reason for removing the late fee at this time.

Landscaping and Grounds: Denby Bruzas reported.

- All the flower beds have been mulched and replanted for the spring. There was minimal hail damage because sheets had been thrown over many of the plants.
- All of the greenbelt areas have been mowed at least once by volunteer mowers.
- Sprinkler systems in the common areas are up and running.
- Denby will contact Jeffco Open Space about the graffiti in the spillway at the end of Kendall Park and about reseeding the greenbelt areas that were damaged during the sewer line work done a couple of summers ago.

Pool: Jason Fish reported.

- Three new solar lights around the pool have been installed and are working well.
- All of the prep work needed to get the pool ready for a Memorial Weekend opening have been done and the temperature of the water should be up to 80° by Friday.
- Mike Romero, who has handled pool maintenance for the HOA for many years, is scaling back his operations. He agreed to get the pool ready for the season and to show Tony (who has agreed to care for the pool for this season only) what he needs to know to be able to deal with this particular pool.
- Jason is still searching for a company to handle start-up, maintenance, and shut-down of the pool in the summer of 2018. He will contact Normandy and Burning Tree HOAs to find out who they use. Companies he has contacted to date are either not taking new business or state that our pool is too big or too small for the work they do.

Architectural Committee: Donna LeNoble and Denby Bruzas reported.

- The only new applications for project approval are for exterior painting.
- There are still issues on Calhoun regarding the installation of unapproved fencing over eight feet high. One is a front fence and one is a side fence. There is also still an issue with a very large metal storage container in a backyard that is visible from other yards. The homeowner with the storage container has already been notified that it is in violation of HOA bylaws. The owner of the side fence will be contacted.
- There are still issues on Newland Court regarding an old car and other trash in the back yard of one resident. This is not visible from the street but it is visible from adjacent backyards which is in violation of HOA bylaws. In addition, there are several issues with the homeowner having allowed the exterior of the home to fall into disrepair. An initial letter to the homeowner from the Board resulted in some cleanup attempts, but the condition of the yard is still not what it should be. Denby will send another letter and a schedule of fines if the cleanup is not completed to bylaw standards.
- It appears from letters sent to Denby recently that some homeowners do not realize that the Board, composed strictly of volunteers, has only limited authority, and that it is working to identify and deal with architectural issues to the full extent of that authority. All homeowners are encouraged to attend monthly Board meetings and offer suggestions regarding other legal means that might be used to enforce the bylaws that have been overlooked by the Board.

Tennis Courts: Denby Bruzas reported for Jason Rogers.

- The final bid for installation of post-tension concrete tennis and all-purpose courts have been submitted by Evergreen Courts. Total project cost will be \$135,000. There is

already \$4700 in the 2017 – 2018 budget to do yearly court repairs, so these funds would be applied to replacement costs instead. By the end of August, the HOA Improvement Fund will have \$39, 339.06 in it which will also be applied to the cost as part of the down payment. The remainder of the cost would be financed. Jay Henkenbern has started the conversation with Vectra Bank for acquiring a loan.

- Raina Powell made a motion which was seconded by Jason Fish to continue to move forward with investigating the financing end of things with final approval to be given by the board when all the data was in hand. The motion was unanimously approved.

Website: There was no discussion of the website.

Update on Filing 3: Denby Bruzas reported.

- Eight homes in Filing 3 Parcel B have always been excluded from The Master HOA and have never been asked to pay Master HOA dues. A letter was sent to those homeowners explaining that a review of the bylaws and contracts involving those home sites indicates that the homes are and always have been part of the Master HOA. This letter was accompanied by an affidavit the homeowners were asked to sign which acknowledged this change of status. They were also asked to choose whether or not to begin paying the Master HOA dues to gain access to the pool and tennis courts. If they chose not to pay the dues, dues assessment would begin at whatever time the house was sold. Seven of these 8 affidavits have been returned. Denby will go knock on the door of the remaining home and talk with them about the affidavit.

Meeting adjourned: 8:36pm.

Next Board Meeting: June 27, 2017 @ 7:00 @ Denby Bruzas' house.