

APPROVED COPY

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

August 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, Jay Henkenberns, Jason Fish, John Wilber, Donna LeNoble

Absent: Jason Rogers

Others:

Meeting: Called to order @ 7:12 pm by Denby Bruzas

June Board Meeting Minutes: The minutes from the June Board meeting were unanimously approved and will be posted to the website. There was no meeting in July because a date could not be found in which a quorum could be brought together.

Pool: Jason Fish and Jay Henkenberns reported.

- Jason Fish will have the new signage for the pool ready for the 2018 season.
- Tony, the pool maintenance contractor, has pointed out a number of big ticket items with the pool that have been overlooked or improperly repaired by previous contractors. Tony felt that it was just a matter of time before these things became big problems. This includes problems with the filters and a very old and inefficient boiler. CEM Sales and Service gave us a bid of \$44,000 to deal with all these issues.
- Jay Henkenbern attempted to get other bids, but every company he talked with told him the job was either too big or too small (the pool is larger than a residential pool but smaller than the typical community or neighborhood pool). Companies that were contacted were High Country Pools and Spa, Monarch Pools, Inc., and The Pool Company
- A long discussion followed regarding the best way to deal with these issues. Option 1 was to do nothing now and simply replace things as they failed. This could mean having the pool shut down for an extended period if several things failed at once or having it shut down multiple times in a season. Option 2 was to use the money in the Major Repair/ Replacement Fund to do all the necessary work at once so we were not

constantly dealing with one failure after another. Option 3 would be to move ahead with repairs/replacements and attempt to roll the pool work in with the financing of the post-tension concrete tennis courts.

- Both Option 2 and 3 would allow us to control the timing of the work rather than risking having the pool shut down during the summer because of equipment failure.
- Raina Powell made the motion to proceed with Option 2. Jason Fish seconded the motion. A vote was held and it was unanimously approved to move ahead with Option 2.

Treasurer's Report: Jay Henkenberns reported.

- The process has been started to get the loan for the tennis court replacement.
- Because Jay didn't know what the decision of the Board would be regarding the needed pool work, he also began investigating the possibility of rolling the tennis court and pool financing into one loan.
- Three homeowners still have not paid their HOA dues for 2017 and have been advised of accumulating fines and interest. Jay is going to have conversations with each homeowner.

Landscaping and Grounds: Denby Bruzas reported for Jim Bruzas that there were no new items that required discussion.

- Raina Powell expressed concern with the number of thistles that were showing up in the greenbelts and asked if Jeffco ever did any spraying for these. Denby will check with Kyle at Jeffco Open Space and Jim with the HOA landscaping company.

Architectural Committee: Donna LeNoble reported.

- Work is progressing on the exterior of the house at 6352 South Newland Court.
- A house on S. Newland misrepresented the color scheme to be used on the exterior of their house so discussions are being held between Donna, the Filing 3 Architectural Control board member, and the homeowners.

Tennis Courts: Denby Bruzas reported for Jason Rogers.

- The contractor has had work delays on other projects scheduled ahead of ours due to the rains earlier this month, so work on our courts have also been delayed.

Website: No report.

Meeting adjourned @ 8:43pm.

Next Board Meeting: The next meeting was tentatively scheduled for Tuesday, September 26 at Jay Henkenbern's house.