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

September 26, 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 Denby Bruzas.

Attendance:

Board of Directors: Denby Bruzas, Raina Powell, Jason Rogers, Jay Henkenberns, John Wilber

Absent: Donna LeNoble, Jason Fish

Others: Frank McKinney, Dale Cloud, Lorraine Whelan

Meeting: Called to order @ 7:02 pm by Denby Bruzas

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

Treasurer's Report: Jay Henkenberns reported.

- Most of the HOA dues have been paid. There is still one homeowner who has not paid and one homeowner who has paid the dues but not the fees and interest for his late payment.
- The loan to cover the installation of post-tension concrete on the tennis court and all-purpose court has been approved and all papers have been signed. The \$90,000 loan is to be paid off over the next 47 months at \$2201.38 per month. As an HOA asset the courts, which are currently valued at \$42,750.84, will go up substantially once the work is complete.
- The HOA Balance Sheet is in good shape with a Total Operating Account Balance of \$125,787.89 and Reserve Account Balance of \$81,497.26. The Vectra Replacement/Major Repair Fund is currently at \$70,051.88. However, \$9310.65 will be moved into that account once all the dues are in, bringing the balance to \$79,362.53.
- Jay noted that the Profit & Loss Budget vs. Actual report indicates that we are over \$18,000 under budget for the Greenbelts at the end of July. Even anticipating the funds needed for snow removal and factoring in those items that are budgeted for but not yet paid, we should still be under budget at year's end. It will not, however, be by \$18,000.

Landscaping and Grounds: Denby Bruzas reported.

- The fall cleanup of the of the landscaping has been done and any additional mowing will be done by volunteers.
- Denby explained to Lorraine the reason the sidewalk that led from Lower Dutch Creek, across the creek, and up to Upper Dutch Creek was removed. The culvert washed out leaving no underlying support for the concrete slabs over the creek. In investigating what could be done to replace the culvert we were told by Jeffco Open Space that the sidewalk had never been permitted. Additionally, that part of the greenbelt is a “wetland”, so any work would have to be approved by the Corps of Engineers, something that would take months, if not years. Since the creek crossing was unsafe, the decision was made to allow Jeffco Open space to remove the sidewalk at no cost to the HOA.
- There are ongoing discussions about the possibility of working with Jeffco to reroute the sidewalk to the east, connecting into the Dutch Creek path without having to cross the creek.

Pool: Denby Bruzas and Jay Henkenberns reported.

- The pool has been drained and winterized. The restrooms will be winterized after the water is cutoff.
- There are a number of problems with the pool at this time. The boiler is 30 years old and is very inefficient. It had to be worked very hard this summer to keep the pool temperature at the desired level and the ignition does not work consistently. The main drain in the baby pool does not work. There are problems with the filter system.
- The possibility of using money in the Major Repair/Replacement Account (currently at about \$70,000) to address all the problems with the pool was revisited. We received a bid of \$42,227.83 from CEM Sales and Services to address all of the current issues with the pool. This bid is attached to these minutes. Several other companies were asked for bids but none wanted to work with a pool of this size; it is too large for some companies to be interested in and too small for others.
- Frank McKinney had a number of questions and concerns with pulling that much money from the Repair/Replacement Account, as he felt that we could adequately address any problems with less expensive fixes. The board will revisit this issue at the next meeting to make sure all of these issues have been dealt with.

Architectural Committee: Denby Bruzas reported.

- A homeowner on Calhoun built a secondary fence over 6’ high without submitting the plan to the architectural committee for approval.
- It appears that the work that had begun on the home on S. Newland Court to bring the exterior up to HOA bylaw standards has come to a halt.

Tennis Courts: Jason Rogers reported that work on the tennis court and the all-purpose court (installing post-tension concrete courts) will resume the first week in October.

Website: Jason Rogers reported.

- Elaine Parker, a homeowner on Weaver, had noted that the approved meeting minutes were not being posted in a timely fashion as dictated by the HOA bylaws.
- Raina Powell agreed that she needed to do a better job of getting those to Jason for posting immediately after their approval.

Update on Filing 3: Denby Bruzas reported that 7 of the 8 homes in Parcel B had returned signed and notarized affidavits regarding inclusion in the Dutch Creek Village Master HOA.

Homeowners Forum: Rather than a formal home owner's forum, the homeowners participated in all of the discussions that concerned them.

Next Board Meeting: October 16, 2017 at 7:00 pm at Denby's house at 6535 W. Hoover Place.

Meeting adjourned @ 9:05 pm.