

APPROVED

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

October 16, 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, Donna LeNoble

Absent: Jason Fish and John Wilber

Others: None

**Meeting:** Called to order @ 7:04 pm by Denby Bruzas

**September Board Meeting Minutes:** The minutes from the September Board meeting were unanimously approved with corrections and will be posted to the website.

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

- The HOA will be finishing out 2017 financially strong.
- 100% of the 2017 dues have been collected.
- On the P&L Sheet, \$2000 was budgeted for a full audit but has not yet been spent. Jay has contacted Michelle Giometti, an independent auditor, and asked her to move forward with the audit.
- Also on the P&L, the pool figures here do not include approximately \$800 for pool winterization. That should appear in next month's report.
- Also on the P&L, approximately \$180 is due for website renewal.
- On the Balance Sheet, \$90,000 in the Vectra Checking Account will be moved into savings.
- The last time dues were raised was in 2006. Since that time everything from service costs to materials costs have gone up substantially. HOA dues will need to be raised soon to help cover these costs.

**Landscaping and Grounds:** Denby Bruzas reported.

- Fall cleanup is basically done, but the landscaping company will be back through later in the fall to remove all the leaves that have fallen from the trees.

**Pool:** Denby Bruzas reported.

- The restrooms have been winterized, so all pool-related winterization is complete.
- Work on the pool which includes replacing the boiler and filter systems will begin in January. CEM Sales and Services is doing the work which will cost \$42,227.83. Money for the work will be taken from the Major Repair and Replacement Fund.
- CEM will come back out in the spring once the pool is filled to make sure everything is working properly.
- In an email to Denby Frank McKinney expressed several concerns about the advisability and necessity of doing all the needed pool maintenance at one time. Denby replied to him and addresses all these concerns. Denby's reply to Frank will be attached to the October minutes.

**Architectural Committee:** Donna LeNoble and Denby Bruzas reported

- Work on the home at 6352 S. Newland Court to bring the exterior up to HOA standards is progressing slowly.
- Some homes on West Calhoun continue to be in violation of HOA bylaws, even after having been sent a warning letter.
- After some discussion, the motion was made and seconded to begin fining those homeowners who are still in violation of the bylaws. The motion carried unanimously. Denby will get letters out advising these homeowners of the assessment of the fine for a first-time violation and of the increasing amount of each subsequent fine if the home is not brought into compliance.
- Frank McKinney would like to work on a short version (one page or less) of the architectural bylaws to be given to new homeowners upon closing on the house. This would include a list of the most common violations such as trash cans being left in front of the home, the need to submit a proposal to the Architectural Committee before beginning any improvements on the exterior of the house, etc. The idea would be to help make new homeowners aware of the bylaws from the moment they move into the home, hopefully avoiding any future problems. Donna would like to work with him.
- There was a brief discussion of the possibility of putting together a "Welcome Package" for new homeowners that would include the bylaws summary.

**Tennis Courts:** Jason Rogers reported.

- Work on the tennis courts continue to be delayed because inclement weather earlier in the year delayed Evergreen's entire work schedule.
- Work should resume sometime in October.
- Actual pouring of the concrete depends on the overnight low temperatures.

**Website:** Jason Rogers reported.

- There are still a lot of people who have not provided their email addresses for inclusion in the HOA directory.
- Renewal of the website is due soon and will cost \$181.39.

**Update on Filing 3:** No report.

**Homeowners Forum:**

**Next Board Meeting:** November 15, 2017 at 7:00 pm at Donna's house at 6421 West Weaver Drive.

Meeting adjourned @ 8:11 pm.