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

November 15, 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, Donna LeNoble, Jason Fish, John Wilber, Jay Henkenberns, Jason Rogers

Absent:

Others: Andy Ho. Andy introduced himself as a homeowner in Filing 3 who wanted to become better informed about the HOA by attending a board meeting.

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

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

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

- Jay reported that it looks like the HOA will be operating at a deficit sometime next year if we don't raise dues. Dues were last raised in 2006.
- Denby noted that if we look at the Profit and Loss Statements and the cost of managing our assets vs. the income from dues, the board has done a very good job of balancing the two over the years. So it is difficult to justify a dues increase based on that alone. The problem is that this balance has often been achieved by putting bandaids on things rather than fully addressing the needs as they arose.
- Another concern is that right now we rely very heavily on volunteers to do much of the work. Examples are all the homeowners who do the mowing in the greenbelt and Jim Bruzas who coordinates and manages all the landscaping contractors. We shouldn't count on this always being the case; we need to be prepared for those times when we don't get the usual number of volunteers.
- Jay will take a look at the books and determine what income is necessary next year to meet the budget and still end up at the end of the year \$24,000 in the black. We will look at items we have historically overbudgeted for and see if that can be adjusted.

- Jay will also do a detailed year-to-year comparison of major expense items to chart changes we may see there.
- All board members agreed that we need to do due diligence and be able to be specific about the need if we are to approach the homeowners with a dues increase.

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

- Final leaf cleanup has been done.
- There was a concern that the water at the pool might need to be turned back on to allow for cleanup of the tennis court area after work was completed there. Instead the homeowners at 6565 West Hoover Place allowed the crew to run a hose from their house to do cleanup.
- All summer expenditures are complete. Snow removal this winter should be the only additional landscaping and grounds costs.

**Pool:** Jason Fish reported.

- The contract for the major work on the pool is signed but the work is not yet scheduled.
- Denby briefly explained to Andy what work on the pool was necessary and why – that the boiler is the original one and it couldn't adequately heat the pool this past summer and that the filter system needs to be replaced.

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

- Denby has sent out 6 letters of violations on Calhoun involving trash cans in the driveway and fence heights in excess of 6 feet. Three of these involved fines.
- Second round of letters will go out December 19.
- Denby explained to Andy the problems the Board has been having with violations of the HOA bylaws regarding getting prior approval for work done to the exterior of homes, trash cans being left in the front yard, and fences that exceed the 6' height limit.
- Denby will be submitting plans for new garage doors on her house to Architectural Control Committee this month.
- The homeowners at 6525 W. Hoover Place are remodeling their kitchen so their Applewood Plumbing trucks are parked in the street and a dumpster is in the driveway until work is completed.
- This house still has multiple exterior colors and an unfinished deck in back.

**Tennis Courts:** Jason Rogers reported.

- The concrete for the post-tension concrete tennis and all-purpose court was pour the morning of Monday, November 13. It will be allowed to set up and then be tested.
- The next step is to install the fence and the gates.

- The surfacing will be done in the spring when temperatures allow.
- Denby reported that the President of the Filing 3 Board was concerned because she felt that the Filing 3 Board and homeowners had not been advised of or consulted on the work on the tennis courts. Denby pointed out that it had been discussed for months at the Master Association Board meetings and that information had been posted on the HOA website.
- One of the concerns was that the large trucks that accessed the tennis courts along the sidewalk from Filing 3 to the greenbelt might cause damage to the drains under the sidewalk.
- Denby will schedule a post-project drain inspection from Filing 3 along the westernmost sidewalk into the greenbelt to determine if any damage was done to the drain from the large trucks that accessed the greenbelt via this sidewalk during tennis court replacement. Filing 3 should do a video inspection of the French drains every five years, but the last one done was a flush, not a video inspection. So if the drains are damaged it may be hard to determine if it predated the truck traffic or was caused by it. Denby will work closely with the president of the Filing 3 HOA on this matter.

**Website:** Jason Rogers had nothing new to report.

**Homeowners Forum:** Andy Ho said that he felt that he had gotten the information he wanted by listening to the discussions so he had no questions or comments.

**Meeting Adjourned:** 8:52pm

**Next Board Meeting:** As is customary, there will be no meeting in December. The next meeting will be at the Hoffman house at 6565 W. Hoover Place on January 17, 2018 at 7:00pm.