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

January 17, 2018

The Directors of the Dutch Creek Homeowners and Recreation Association, a Colorado non-profit corporation, met to hold their regular monthly meeting at the Columbine Library.

**Attendance:**

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

Absent:

Others: Dale Cloud, Frank McKinney, Howard Wisher, Chris Wisher (not a DCV homeowner), Mike Heimann, Pedro & Claire Soto, Paul Cline, Gary Losh

**Meeting:** The meeting was called to order @ 6:31 pm by Denby Bruzas

**November, 2017 Board Meeting Minutes:** The minutes from the November Board meeting were unanimously approved and will be posted to the website.

**Homeowners' Forum:** Denby opened the discussion by noting that several homeowners on West Calhoun Place had received violation letters for having neglected to apply for and receive approval from the Architectural Committee before putting up 8' fences. At this point she opened the discussion to the homeowners in attendance.

- Mike Heimann at 6571 W. Calhoun noted that he'd received approval 5 years ago from Ed Ryer, then President of the HOA, before putting up his 8' fence. He did so for security reasons because he has valuable equipment behind the fence. He noted that vandalism of cars in the driveway and street had prompted him to do so. Denby acknowledged that Heimann had gotten approval for construction of his fence but none of the other homeowners had submitted the required application and were, therefore in violation of the bylaw that would require approval by the Architectural Committee.
- Howard Wisher at 6572 W. Calhoun and his son, Chris (not a homeowner) noted that that the 8' fence at this address had been put up for the same reason – security concerns. He also questioned why the Board suddenly seemed so concerned about bylaw enforcement and questioned whether they were still enforceable since many bylaws had not been routinely enforced. John Wilber responded that one of the reasons the Board is trying to enforce the bylaws at this time is that they serve a

purpose and we do not want them to “just go away” because of non-enforcement. Having a consistent 6’ fence height is a matter of aesthetics and is important in maintaining property values throughout Dutch Creek.

- Gary Losh at 6522 W. Calhoun acknowledged that he had been contacted by Donna LeNoble about the 8’ fence he put up but noted that there were a lot of other obvious bylaw violations throughout the neighborhood. Denby responded that the Board was aware of a number of other violations and was working on those as well.
- Claire Soto at 6521 W. Calhoun said that she and her husband, Pedro, had been planning to replace their old fence and front gate with an 8’ fence so theirs’ was the same height as the Losh’s next door. Denby told them that they could apply but that the Board was not approving any additional 8’ fences, partially for aesthetic reasons and partly because Jefferson County law limits fence height to 6’.
- Heimann stated that he had contacted Jefferson County after receiving his violation letter and was told that the county does not have someone driving around checking on fence heights. Denby noted that the county would, however, send someone out to check on the fence height if a complaint was made by a homeowner.
- Discussion went back and forth along these lines and ended with Denby reiterating the fact that every homeowner who had received a violation letter, with the exception of the Heimann’s, were in violation of the HOA bylaws and would continue to be fined until they submitted the necessary application to the Architectural Committee. Submitting this application does not mean that the 8’ fences will be approved.

Denby then asked if there were any other homeowner concerns.

- One homeowner stated that the contract mowers only mowed halfway along Coalmine and asked that they begin mowing the full length. She also stated that one of the brick pillars along Coalmine is tilted and falling down. Denby responded that both those issues would be looked into.
- Jay Henkenberns told the group that since we had so many homeowners together he would like to get some input from them on trash/recycling service to the community. He noted that there are several different services currently being used in the community which meant that every week multiple trash and recycling trucks go up and down our streets. He asked if people would support the idea of contracting with a single service for all of Dutch Creek if we could get a good price. He told them this would mean allowing the HOA to contract with the company and all residents being billed by the HOA, not through the company. Homeowners present indicated that they would support this if the price was right and they would still get the same service, or better, as they are now receiving. Jay had already researched three companies but will research others suggested by the home owners present.

- One of the residents living along the sidewalk from Filing 3 into the greenbelt expressed extreme displeasure with the work that has been done on the tennis courts. The first he knew of the work was the morning he had been woken up very early by large trucks going down the sidewalk and across the greenbelt to the tennis courts. Denby replied that this issue had been discussed at many of the Board meetings over the past year and that the time and place of the meetings were always posted on the HOA website. Anyone is welcome to attend. She also noted that that the issue had been put before the homeowners at last year's Annual Meeting and had been overwhelmingly approved. The gentleman stated that he was at the meeting and what he had heard was just approval to move forward with information gathering about the project and he thought that if it had actually been put before all home owners approval would have been denied. Several other homeowners who were present voiced agreement with Denby. Denby also pointed out that she had posted information about the start of the project in Next Door and had communicated with the President of Filing 3 about the beginning of the work.

Denby then thanked everyone for attending and invited them to stay for the rest of the meeting. Several chose to do so.

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

- The HOA has just gone through a complete audit and everything balanced out well. A complete audit had not been done for a few years and the Board needs to be able to show the homeowners that the finances and books are being properly managed.
- Jay called attention to the 2017 - 2018 Actual Budget and pointed out that the HOA will close out the year in the black. So, the 2018 – 2019 Draft Budget contains not dues increases.
- On the Balance Sheet, the \$90,000 loan for the tennis court work is sitting in the \$183,108.55 reported in the 10020 Vectra Money Market Account; \$9000 will be moved into the Vectra Replacement / Major Repair Fund and the \$42,000 cost of the work being done on the pool will come out of this account.
- Informal reserve studies have been done by Frank McKinney and Dale Cloud in the past. Next year the Board would like to hire a professional to do a formal reserve study so we know exactly what all the HOA assets (pool, tennis courts, etc.) are worth. This study will be especially important once the work on the pool and on the tennis and all-purpose courts is complete because the value of these assets should increase significantly.
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**Landscaping and Grounds:** Denby Bruzas reported that the only additional expenses we should see in the remainder of the year is for snow removal.

**Pool:** In answer to some of the homeowner's questions Denby explained that last summer the boiler (the original installed with the pool) could not meet the heating demands last summer. There were many days when the pool was uncomfortably cool. So rather than wait for it to fail completely the Board chose to be proactive and replace it in the off-season. The filter system was also in need of considerable amount of work so that is also being replaced.

**Architectural Committee:** Donna LeNoble reported that the committee had not received any new applications for approval of exterior work.

**Tennis Courts:** Jason Rogers reported.

- In the past the Board has budgeted money for yearly resurfacing of the tennis courts. But the new post-tension concrete courts will not require yearly maintenance.
- Cost of a surface inspection will be put in the budget every five years but these courts are expected to go for many years with little or no maintenance.
- The gates will soon be put on the tennis / all purpose courts and will use the same keycard as the pool.

**Website:** Jason Rogers is working to ensure that the website is up-to-date with the agendas, minutes, etc. being posted.

**Update on Filing:** No update

Meeting adjourned @ 8:00 pm.

**Next Board Meeting:** February 19<sup>th</sup> at Raina Powell's house at 6565 West Hoover Place