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

March 28, 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 home of Denby Bruzas.

**Attendance:**

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

Absent: John Wilber

Others: None

**Meeting:** Called to order @ 7:05 pm by Denby Bruzas

**May Board Meeting Minutes:** The minutes from the February 2018 Board meeting were unanimously approved and will be posted to the website.

**Miscellaneous:** Raina Powell reported on the new 10-acre planned development (Arcadia Creek) at 5234 West Leawood Drive. She has been in contact with Debby Baker from the Leawood HOA and attended a community meeting called by the developer to keep the public informed with regard to the plans and the progress.

- The developers have applied for a rezoning of the 10-acre property to PD (planned development). Approximately  $\frac{3}{4}$  of the property lies in Jefferson County and the eastern  $\frac{1}{4}$  lies in Arapahoe County. The northeast and the southwest corners of the property are wetlands, so only about 5 acres can actually be developed.
- Plans call for two custom homes to be built on the Arapahoe County part, and 25 patio homes to be built on the Jefferson County side. These homes are to be priced in the \$900,000 range.
- This will be a covenant-controlled community and the covenants will prevent anyone under the age of 50 from purchasing a home.
- Plans call for an entrance into the property off of West Leawood Drive and the west end of Christiansen Lane will be improved. The dirt road that currently connects that property to Christiansen Lane will be used as a second entrance to the property. The developer stated that a traffic study done by Jefferson County and based upon the 50 year-old age requirement would result in only 2 – 4 additional cars feeding out onto

West Leawood (and potentially from there onto West Weaver drive in morning and evening rush hour.

- Denby had communicated with several Dutch Creek homeowners along W. Weaver who could be impacted by additional traffic from the proposed development. All of them indicated to her that they were concerned about increased traffic and want to fight the rezoning. Jay Henkenberns stated that he thought the development would enhance all property values in the area didn't think fighting it was a good idea. The consensus of the board was that if residents wanted to object to the development the board had an obligation to do so. We don't know what form this will take at this time.

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

- The HOA is set to finish out the fiscal year right on budget once the 10% of collected dues is moved into the Vectra Replacement/Major Repair Fund.
- Jay presented a proposed 2018 – 2019 budget to the board for approval. It will be presented to the homeowners at the Annual Meeting in April for final approval.
- The proposed budget does not require any increase in dues for the next fiscal year, but it is likely that an increase will be required for the following year.
- Full or partial payments for 2018 – 2019 dues (due April 1) have been received from 122 of the 184 homes in Dutch Creek Village.
- 55% of the homeowners have responded positively to the survey sent out regarding contracting with a single garbage collection service for garbage and recycling collection. Denby will post a reminder on NextDoor and Jason will post one on the website to encourage people to return the survey. If this passes the HOA will be billed by the collection service and will, in turn, bill residents on an annual or semi- annual basis.

**Landscaping and Grounds:** Denby Bruzas reported that Jim Bruzas had wanted to get the tractor serviced before the end of the current fiscal year, but it didn't look like that would happen. But it will be serviced before mowing begins this summer.

**Pool:** Jason Fish reported that all of the new equipment has been installed but it all still needs to be wired. This will be done by Memorial weekend when the pool is scheduled to open. He is working on getting new signs made for the pool and the tennis and all-purpose courts.

**Architectural Committee:** Donna LeNoble reported.

- The metal container has been removed from the backyard at 6522 West Calhoun Place.
- The 8' fence extension still exists between the property at 6552 West Calhoun and the property to the west. Jay Henkenberns will send a second covenant violation letter to

the homeowner for failure to apply to the Architectural Committee before installing the fence.

- A violation letter will be sent to the homeowners at 6521 West Calhoun for failure to place their trash cans somewhere out of sight from the street.
- Raina Powell contacted Jefferson County and filed complaints regarding the 3 houses on West Calhoun that have 8' fences which are in violation of the county codes.

**Tennis Courts:** Jason Rogers reported.

- The decision had been made early in the planning process to place a hitting wall on the west fence rather than the south fence because of the likelihood of tennis balls going over the fence into the pool area. However, the contractor contacted Jason recently and is concerned that placing it on the west fence could compromise the fence in high winds. The board decided to go with the recommendations of the contractor and place the wall on the south fence. If balls going into the pool area become a problem we will just have a net put up to extend the height of the fence.
- The surface will be put on the courts as soon as weather allows. Jason has been assured by the contractor that we are high on the priority list to get this done, but he will check with the contractor to try to get that firmed up.
- Denby raised a question about getting electricity to the gates once they are installed so the electronic pass system works. She will check to see if wiring is in the contract or if it something that will need to be arranged with an electrician.

**Website:** Jason Rogers reported that everything he's received has been posted to the website, including a scan of the original Articles of Incorporation that Chris Pillow found in some of the papers he still had from his time as HOA Treasurer.

**Update on Filing 3:** Denby Bruzas reported that the inspection of the French drain in Filing 3 has not yet been scheduled. She told the president of the Filing 3 board that the Master Association board will pay \$375 toward that inspection which should tell us if any damage was caused by the movement of heavy trucks across it during work on the tennis courts. Denby asked for the results of the last inspection that was done for comparison.

**Next Board Meeting:** The next meeting will be the Annual Meeting to be held on April 28 from 1 – 3 pm. Location is to be determined, but once that is finalized Denby will post it on NextDoor and Jason will post it on the website.

Meeting adjourned @ 8:43 pm.

