

DUTCH CREEK VILLAGE HOA

MINUTES of the MASTER BOARD OF DIRECTORS' MEETING

Via Zoom

August 17, 2021

SUMMARY of Key Actions Taken:

1) Post Notices on HOA website and/or send email reminders

*Need for a Volunteer to oversee the Sprinkler systems ASAP and for next year; Trash Collection Liaison, and one other personnel item.

*Job-description Grounds/Landscape Manager with a call for a volunteer

* Reminder that the HOA Documents prohibit the storage of camp trailers, RVs boats, ATVs, etc. on the premises of any and all lots (only 3 days maximum on either side of a trip be allowed for trip preparation/cleanup.)

* Post on the website: expenditures which were not budgeted but incurred, including the cost and the account and or the budget area to which the expenditure was/is to be credited.

2) Raina Powell will have a sign made for the 2022 Pool season regarding placement of bikes along the fences inside or outside the Pool area only.

3) John Wilber will contact a Sprinkler Contractor about an assessment and recommendations on the HOA system.

4) Violations Procedure is to be employed for various HOA Document breeches (late payments, ACC violations, etc.)

5) Email notice was sent to homeowners regarding who to contact regarding proposed King Soopers Gas Station being put in the old McDonald's building spot.

6) Trash can to be purchased for the tennis/multi-use courts ASAP.

7) Probable date of the next Board meeting: September 28th 7:15 PM via Zoom

President, Raina Powell, called the meeting to order at 7:25 PM

Attendance:

Board of Directors: Raina Powell, Jason Rogers, John Wilber, and Eileen Parker

Absent: Donna LeNoble, Jason Fish, and Kendra Conrad

Homeowners: Jim Bruzas (*Grounds and Landscaping Committee Chair*) and Denby Bruzas, *Past Board of Directors' President*

Minutes of the June Board of Directors' Meeting: Jason Rogers moved to approve the Minutes as emailed to each Director previous to this meeting. Seconded by Eileen Parker. Unanimous acceptance.

Treasurer's Report: Kendra Conrad via email

Emailed to Directors but not in time to be studied. Recommendation: address concerns to Kendra

Outstanding dues: One homeowner

Pool: Raina Powell for Jason Fish

ACTION: Post on the website unbudgeted expenditures with the cost and the account and or the budget area to which the expenditure was/is to be credited. Example: repair and replacement of Pool gate components that failed (from Repair/Improvements) account.

Bike Rack Follow up: Consensus was that no bike rack is necessary. But a sign to indicate that bikes should be left along the fence near entry gates (not at picnic area, etc.) would be worth a try for 2022.

ACTION: Jim Bruzas and Jason Rogers are willing to be the backup Gate Keepers/Programmers for Frank McKinney.

Update on Repairs to building and landscape as result of car crash on July 4th: State Farm and contractor appear to be in process but it has been frustrating as scheduled meetings have been cancelled, rescheduled, etc.

Tennis and All-Purpose Courts & Website: Jason Rogers

*Center strap of tennis net is purchased and will be replaced ASAP.

*Trash continues to be an issue there. "Haul in, haul out" doesn't appear to be working.

ACTION: Jason will look into getting a trash can for the tennis/multi-use court ASAP. Raina volunteered to collect it for the trash pickup weekly in the summer.

Grounds/Landscaping: Jim Bruzas

*Sprinklers: It's been too crazy to get the system assessment done. BUT this is an area that drives the main amount of time for Jim as a volunteer in this position.

October 26, 2021

ACTION: a notice online and via email will be sent to homeowners to ask for a volunteer to take on just the sprinkler oversight.

ACTION: John Wilber will contact a sprinkler contractor to ask him to assess the system and make recommendations. He will report back to the Board any possible costs to this prior to contracting such.

ACTION: A job-description write up from Jim to Raina for the Grounds/Landscape Manager in order to put out a call for a volunteer.

Mowing Volunteers are in place and doing the work.

Architectural Control Committee (ACC): Raina reported for Donna LeNoble

*An Anonymous complaint was received regarding a report of unsightly and unhealthy conditions of 2 properties. The Board will try to ascertain the specifics of the situation on those two lots from nearby homeowners and personal observation before any action can be taken.

ACTION: Email notice and post on the website Document information about travel trailers, boats, etc. not being allowed on homeowners' properties with exception of a short window of time prior to and after a trip – with courtesy to neighbors. HOA Declaration, Article X, Land Use Restrictions, Sections 5 & 7

Next Board meeting: September 28th, 7:15 PM ZOOM format.

Meeting Adjourned at 8:40 PM

Respectfully Submitted,

Eileen Parker

Secretary of the HOA Board of Directors