

THE DUTCH CREEK VILLAGE HOA

MINUTES of the MASTER BOARD OF DIRECTORS' MEETING

October 26, 2021

SUMMARY of Key Actions Taken:

- 1) Still need a volunteer to liaison with Trash Haul company. PLEASE contact Kendra Conrad via the website information email for more information. Meanwhile, John Wilber & Eileen Parker will help Kendra to figure out where we stand now with this issue and probable price increases.
- 2) The 2022-23 budget process will begin in January.
- 3) Directors will give input to Eileen Parker for a FAQ page for the website. Other issues are getting homeowners to go to the website as well as getting more homeowners to sign up to receive the email communications
- 4) Repair of the accidental damage to the Recreation area from July 4th should be under repair soon.
- 5) Due to significant issues such as getting volunteers to be on the Board, work on committees, and share the work of being a volunteer run HOA, President, Raina Powell, will talk with the Filing III HOA President about the work the property management company does for their HOA and the costs thereof.

President, Raina Powell, called the Zoom meeting to order at 7:23 PM

Attendance:

: Raina *Board of Directors* Powell, Kendra Conrad, Jason Rogers, John Wilber, Eileen Parker

Absent: Donna LeNoble and Jason Fish

Committee Chairmen: Jim Bruzas attended.

Minutes of the August 17th Board of Directors' Meeting: Motion to accept as written – John Wilber, seconded by Kendra Conrad. Unanimous acceptance.

Minutes of the September 28th Board of Directors' Meeting: Motion to accept as written -- Kendra Conrad, seconded by John Wilber. Unanimous acceptance.

Homeowners' Forum: no homeowners attended

Treasurer's Report: Kendra Conrad

The End of the Month report was shared. It will be posted on the website.

Outstanding dues: One homeowner – Kendra and Raina will follow up with the HOA Law firm for collection.

The "Tracking chart of the HOA water usage" over past 4 years was shared. This is helpful to try to identify possible leaks.

Trash Collection: No volunteers have come forward. John Wilber and Eileen Parker volunteered to help Kendra figure out where we are. Original contract is in Google docs.

Auto-pay for annual dues: Kendra will get the information to present to the Board at the next meeting.

Pool: Jason Fish

Getting bids for resurfacing, etc. and next season contract with any increases.

Tennis and All-Purpose Courts & Website: Jason Rogers

Website: Eileen shared first draft for a FAQ page. Directors were tasked with reading and adding comments/corrections and sending these to Eileen ASAP.

Discussion ensued about ways to encourage website use and email subscriptions so communications to homeowners is improved.

Grounds/Landscaping: Jim Bruzas

*Sprinklers: Winterization is done. John and Jim will produce an Operating Instructions for Sprinklers, .doc to be added to the Google Docs for continuity in Board of Directors changes.

*An email was sent to the homeowners telling people to use their own garbage or other means of getting rid of unwanted items. Someone dumped a kitchen cabinet on the corner of Marshall Ct and Coalmine that was there for over 2 weeks. Jim Bruzas hauled it to his house and the trash company picked it up.

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

*John Wilber has identified areas of concern in the Application for ACC Approval process and presented first draft to Raina and Jason and Donna.

Miscellaneous:

Repair of fence and storage building damaged by car accident on July 4th: Insurance agency's contractor should begin within the next week or two.

Repair and Change to Greenbelt sidewalk for creekside sloughing issue: County Representative has indicated this will probably be done next spring or summer.

Board Term Expirations: Both Donna LeNoble's and Raina Powell's terms expire at the next Board meeting. Raina will not stand for election. Donna hasn't said. Discussion ensued about the worth of looking into Property Management option for operating this HOA. Filing III has gone to this option since they were unable to get volunteers. The Board authorized Raina to talk with the Filing III President for further information.

Status of the 8 homes in Filing III which are not currently paid members of the Master Association: The Google docs files will be checked and the lawyer and past Board President will be asked for documentation of the conditions/requirements put into place over the past few years on this issue.

Need for a "Welcome Letter" e.g., with explanation of website, etc. for new homeowners: Kendra Conrad suggested, again, that something to help new residents understand this HOA more easily would be helpful. Could help in many ways. Directors are to give thought to this.

Discussion about next meeting: General consensus is to continue the Zoom format. Each director will reply to emailed Zoom invitation so that Raina is able to know that it was received. As well she will work with Jason Rogers to expedite getting invitation to interested homeowners.

Next Board meeting: Tentatively set for December 14th 7:30 PM ZOOM format.

Respectfully Submitted,

Eileen Parker

Secretary of the HOA Board of Directors