

THE DUTCH CREEK VILLAGE HOA

MINUTES of the MASTER BOARD OF DIRECTORS' MEETING

January 20, 2022

SUMMARY of Key Actions Taken:

- 1) Budgeting Process for upcoming fiscal year is underway. Plan is to have the Preliminary Budget ready for tweaking at February Board meeting. Currently, each Director or Chairperson who has a budget should get updated information such as contract proposals to Kendra ASAP.
- 2) One homeowner has not paid all of 2021 dues and account has been given to HOA lawyer for collections.
- 3) An "FAQ" – "Frequently Asked Questions" page will be added to the website. It will be added to as needed.
- 4) One ACC Violation sent this month to date.
- 5) Homeowner who volunteered to be the Liaison to Waste Connections of Colorado is working on the current contract. We have been getting rather regular increases in prices despite not having a current contract.
- 6) Board of Directors decided to continue getting information from Property Management Companies in case that is needed in future years. They believe this current arrangement is preferable to most homeowners rather than hiring a property management company. BUT it is dependent upon homeowners' willingness to volunteer and help out.
- 7) Three Directors terms end with the Annual meeting. Raina Powell does not plan to continue on the Board. Kendra Conrad may be willing to continue – TBD. Donna LeNoble has not given her plans. An email will be sent asking homeowners to consider running for the Board of Directors as well as volunteering to help Directors with tasks.
- 8) There has been a significant number of home sales and new homeowners in the past few years. The Board would like to have a "Welcome Letter" to be delivered to all new homeowners with information that could be helpful as well as welcoming. If anyone wants to help with this committee, please let Eileen Parker know. Eileenpparker52@comcast.net

Probable date of the next Board meeting February 22nd; 7:30 PM via Zoom

President, Raina Powell, called the Zoom meeting to order at 7:18 PM

Attendance:

Board of Directors: Raina Powell, Kendra Conrad, Jason Rogers, Jason Fish, Eileen Parker

Absent: Donna LeNoble and John Wilber

Past Board President and homeowner: Denby Bruzas

Minutes of the October Board of Directors' Meeting: Motion to accept as written by Jason Fish, seconded by Jason Rogers. Unanimous acceptance.

Homeowners' Forum: no homeowners attended

Pool Report: Jason Fish Still trying to get bids for resurface of pool and renewal of pool maintenance contract. Kendra asked questions about high chemicals cost for this past season. Jason will look into this. Electrical costs and water costs were also higher than expected.

Discussion of information from a Property Management Corporation: Raina Powell Homestead Management Corporation which currently manages Filing III HOA sent information to Raina a proposal for property management services which was shared with the Directors of our Board. Generally, the Directors believe that this is not what we are looking for at this time due to satisfaction with current volunteer board management and many questions regarding extraneous expenses of that company's proposal. Decision was made to continue gathering information and try to get a better understanding of what the cost differences are likely to be with such a company for future decisions making. Eileen will contact Vintage Reserve to see if they use a Property Management Company. Others will be looking for names of such companies and referrals.

Treasurer's Report: Kendra Conrad

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

Outstanding dues: One homeowner still in arrears. Raina will contact lawyer to see where this process is currently.

Kendra will look into a Homeowner Software System that was recommended by our CPA and which could cover the auto-pay features and make our volunteer management easier.

Each chairperson should provide Kendra with the any contracts and other budgeting information ASAP. She will have a preliminary budget proposal ready for the February meeting

Trash collection Liaison: Eileen Parker volunteered to take this over as contract needs to be done. Board decided to go with Waste Connections again as overall satisfaction with them. BUT we need to be ready to get other proposals before this contract term expires. Specifics are unknown but generally seems that the increase will be reasonable.

Tennis and All-Purpose Courts & Website: Jason Rogers

Website: Jason has the FAQ page ready for the website. Eileen will add Waste Connections information.

Jason will follow up on issue of a problem with the springs on the tennis/multi-use court gates.

Grounds/Landscaping: Jim Bruzas, absent

Kendra questioned the over budget costs related to entranceway flowers this past summer. Denby will ask Jim if the provider was given a budget or not.

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

*One request for new fence is in the process. Main concern is to keep to the look and height of the other fence there.

*Violation letter sent to one homeowner due to flatbed trailers there.

Miscellaneous:

Repair of fence and storage building damaged by car accident on July 4th: Completed

Board Term Expirations: Donna LeNoble's, Raina Powell's, and Kendra Conrad's terms expire at the next Annual meeting. Raina will not stand for election. Kendra will stand for re-election. Jason Rogers will send an email letting homeowners know that we will need volunteers to step up once again.

Need for a "Welcome Letter" e.g., with explanation of website, etc. for new homeowners:

Eileen volunteered to draft a "Welcome to DCV Homeowner's and Recreational Association" letter. Eileen plans to ask for volunteers to help.

Next Board meeting: Tentatively set for February 22nd, 7:30 PM ZOOM format.

Respectfully Submitted,

Eileen Parker

Secretary of the HOA Board of Directors