

## THE DUTCH CREEK VILLAGE HOA

### MINUTES of the MASTER BOARD OF DIRECTORS' MEETING

March 29, 2022

#### **SUMMARY of Key Actions Taken:**

1) Email will be sent ASAP (after Craig gets information to Jason) to residents for whom we have email addresses and announcement added to website apprising of upcoming Leawood Neighborhood/Recreational Association meeting regarding potential disc golf course to be installed at Kendall Park to the east of the DCV homes on S Lamar Ct in Filing 1. Some residents who live on S Lamar Ct spoke to the Board of Directors against this plan and asked that more residents be made aware as well asked the Board to help them address this issue.

2) Email will be sent to remind residents of dues payments will be overdue as of April 2<sup>nd</sup>; Annual meeting will be by Zoom on April 21<sup>st</sup>, 7:30-9:30; and still need residents to stand for election to the Board of Directors.

3) Budget for 2022-23 is almost complete. Board will be asked to vote for approval or not within the next two weeks, via email, once final data is available.

4) More than half of the residents have paid dues to date.

5) Bids will be sought for resurfacing of the pool before the 2023-24 season. Once bids are available, the board will decide whether or not another loan will be required or if reserve funds will be adequate.

6) Resident, Craig Pedersen, has volunteered to stand for election to the Board of Directors at the April Annual meeting.

7.) 3<sup>rd</sup> violation letter will need to be sent to one resident.

**President, Raina Powell, called the Zoom meeting to order at 7:35 PM**

#### **Attendance:**

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

Absent: Donna LeNoble and John Wilber

Homeowners: Craig Pedersen, Daniel Cahill

**Homeowners' Forum:** Craig Pedersen and Daniel Cahill came to inform the Directors about and ask for support to fight the installation by Leawood Recreation & Parks Association of a disc golf course of which the major part of 9 holes is planned to be in Kendall Park which is the open space to the east of their homes along S Lamar Ct in Filing 1. Dutch Creek Village HOA Governing Documents prohibit anything but rail and post fence on the north side of homes that back to the creek to the north of S Lamar Ct. 6 ft. privacy fences are allowed on the east side of the homes along S. Lamar Ct.

Board agreed to send out email and post on website the next meeting of the Leawood Parks & Recreation Board which is scheduled for April 11<sup>th</sup>. Jason Fish or another Director plan to attend.

**Minutes of the February Board of Directors' Meeting:** Motion to accept as written was made by Jason Rogers, seconded by Kendra Conrad. Unanimous acceptance.

**Treasurer's Report:** Kendra Conrad

The End of the Month report was received from accountant just today. It will be posted on the website.

Annual Dues update: about half of the residents have paid to date. April 1 is the due date. There are people using the PayHOA option.

Discussion of Budget for 2022-23:

Kendra shared the Budget worksheet. After discussion, Kendra will complete with information known and estimates based on discussion and history. Raina suggested that once that is done, Directors will be asked to study, make changes, etc. Then a vote will be taken by email since the Annual Meeting will be April 21<sup>st</sup>.

There are unknowns with the rising costs of all things as well as amount of water to be used, mowing, etc. But the budget should be adequate if all dues are paid. Discussion about a resident who is asking for making payments despite having done so in the past and being told that it can only be done one year. **ACTION:** Kendra will consider and talk with the resident advising to pay all prior to Memorial Day weekend; but will incur penalty charges. **ACTION:** Board needs to study and define Financial Policy so that it isn't left on the Treasurer's lone decision and then is standard and in writing for such cases.

Jason Fish will get updated bids for resurfacing the pool for planning after this pool season.

NOTE: Insurance has not been re-evaluated with comparison bids in many years. Kendra is trying to get copies of policies as well as update of HOA contact person on file. If any Director wants to get bids, that can be done. July is when our insurance policy is due and payable.

**Website and Tennis Courts:** Jason Rogers

\*East side gate spring has been fixed but the west side still needs to be done.

\*Trash can for the tennis court has been purchased and will be installed soon.

\*Reminded the Directors that the courts may need to be resurfaced about 2028 or thereabout. Need to plan for this in Reserves/Repairs & Maintenance.

**Pool Report:** Jason Fish Covered in Budget discussion

**Grounds/Landscaping:** Jim Bruzas, absent

REMINDER: We need to be planning for sprinkler system replacement and budgeting for, if possible, by increased additions to the Reserves/Maintenance and Repair Reserves

**Architectural Control Committee (ACC):** Raina is helping Donna while she recovers

\*No response yet from the now 2 Violation letters sent to resident with flat bed trailers in yard. Now it seems that same home has additional violations. The third notice will be sent and fines are in effect. Policy will be followed.

**Miscellaneous:**

**ANNUAL MEETING:** Thursday evening, April 21<sup>st</sup>, 7:30 PM **By Zoom** due to cost and lead time needed to reserve meeting place, Proxy forms will be available online; Directors will decide week prior if more proxy forms will be needed in order to elect Directors.

**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. Craig Pedersen said that he is willing to stand for election to the Board. Daniel Cahill said that he will be happy to help Craig.

Raina submitted the following for the HOA record: She received call from Lisa Noble in mid-March (a claims rep with Farmers Insurance) saying they were able to recover a portion of the \$500 deductible that DCV paid for fence repair, etc., as a result of the car accident on July 4<sup>th</sup>, 202; and that she would be sending the HOA a reimbursement check. Kendra and Roger informed me that we had never been invoiced for or paid a deductible. Raina called Lisa back and explained the situation to her. She said that as far as Farmers was concerned the money was ours. Raina emailed Scott Allender who is the Production Manager for Paul Davis Construction who supervised the fence repair; he referred her to Steve Amador in the accounting department. Steve said that the file on our account shows it paid in full, so he also advised her to deposit the check.

**Next Board meeting:** not scheduled at this time.

Respectfully Submitted,

Eileen Parker

Secretary of the HOA Board of Directors