

THE DUTCH CREEK VILLAGE HOA
MINUTES of the ANNUAL MEETING

April 21, 2022

Zoom™ meeting format

President, Raina Powell, called the Zoom meeting to order at 7:32 PM

Attendance:

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

Committee Chair: Jim Bruzas, Grounds and Landscaping

Past President of the Board: Denby Bruzas

Seven Homeowners: Philip LeNoble, Randy DeHoff, Craig Pedersen, Jessica and Dan Cahill, Forrest Clark, Lynn Swanson, and Andy Ho

Proxy votes of 5 other homeowners were held by Eileen Parker and Raina Powell: Turner, Parrott, Polycarpou, Youngblood, Campbell.

Quorum of 10% of 184 homes: Yes (5 proxies + 14 residences represented in person)

Directors of the Board Introductions: Each Director introduced his or herself giving current Board Position and time here as a resident.

Approval of Minutes of the 2021 Annual Meeting: Denby Bruzas moved to accept the Minutes as posted on the website. Eileen Parker seconded. Votes were shown on Zoom screen by raised hands. Motion passed.

Financial Report/Budget: Kendra Conrad

Kendra shared End of the Year Financial Report with comparison to Budgeted 2021-22 and the current 2022-23 Budget. The reports are on the HOA website. If the budget expenses proceed as projected, we will be able to increase the Reserve Funds. This is required and highly recommended because of assets like the pool, pool boiler/bathrooms/tractor & gardening tools building sprinklers, common areas, retaining walls at the Recreation area, courts, etc. that will need at some point to be replaced/repared. The current Reserve Funds accounts are below the recommended level as determined by financial audit and other study.

Philip LeNoble asked if the Directors have or would consider other interest-bearing investments of at least some of the funds in order to increase income. He was advised to bring a studied recommendation to the Board to consider.

PayHOA – software has worked well to date. Many residents have established accounts with this software.

About 22% of residents paid dues/trash fees via the PayHOA

About 27 residents are overdue on the Annual Dues/Trash payment. Overdue Notices will be sent out and fees will be charged.

Architectural Control Committee (ACC): Donna LeNoble

Reminders: Camper trailers, RVs, boats, etc. are not to be parked on any lot or driveway except for the minimum amount of time needed to prepare for and return from an outing. AND moving such from one resident driveway to another is not a way around this.

Please make an application to the ACC – forms are on the website for exterior changes before making them.

Pool: Jason Fish

The pool will be prepared for Memorial Day weekend Opening. Pool Maintenance contractor is ready to go. It is ok for kids to take bikes, skateboards, etc. inside the fence BUT NOT to ride inside the fenced pool area.

PLEASE remind others of Pool Rules.

Bids for resurfacing the interior of the pool will be sought as this needs to be done this fall or before next year’s opening if at all possible. Current deterioration (cracks in the surfaces) can cause the use of more chemicals and ups the costs. It is time to have this done.

***NO WATER BALLOONS AT THE POOL EVER! – CLOGS UP THE FILTERS AND ends up in the grass and in the mowers, etc.**

Grounds and Landscaping: Jim Bruzas

Jim will continue as the Chair of this committee; but still will happily train someone else – if interested, please let the Board know via the website “Contact Us.”

Mowers are in place. Sprinkler contractor has proven to be reliable and is getting this in hand. There are a few changes which will be made to prevent the snow plows clipping the sprinkler heads at Marshall and Coalmine next winter.

Pruning of trees and bushes will continue in rotation so as to be dealt with proactively.

Tennis/Sport Court and website: Jason Rogers

In good shape; trash can will be added with encouragement to “trash or take with you.”

PLEASE people only. NO dogs, bikes, skateboards, black soled shoes, etc. are permitted on the courts! The surface can be damaged unnecessarily by these. Nets are not for sitting on or for handling in anyway.

Website:

User friendly – please use dutchcreekhoa.com for questions, contact information, Directory, etc.

Update your contact information on this site, too. The most efficient way to reach homeowners with announcements is via email. We need your current email address.

Miscellaneous: Raina Powell

We must have names & contact information for renters. As well, we need to know how to contact owners if not living in the residence.

Greenbelt sidewalks north of the Pool/Courts area: is on record with the County & Open Space for repair due to creek bank failures.

Election of Board of Directors:

Donna LeNoble and Kendra Conrad volunteered to continue on the Board of Directors. **Raina Powell** is stepping down. Craig Pedersen has volunteered to stand for election. He stated his reason for wanting to be on the Board of Directors. No other volunteers came forward.

Denby Bruzas moved to accept Donna LeNoble, Kendra Conrad, and Craig Pedersen as Directors of the Board (three-year terms.) Motion seconded by Raina Powell. Vote was unanimous for acceptance.

Homeowners' Forum:

Proposed Disc Golf Course at Kendall and Weaver Park: Jason Fish and Craig Pedersen relayed that they counted 27 community attendees at the meeting of the Leawood Metropolitan Recreation and Park District on April 11th to discuss the disc golf course, and approximately 90% were opposed to a disc golf course being put in Weaver and Kendall parks. It appeared that the majority of the attendees at the community meeting resided in Leawood, but some attendees are neighbors to the Leawood parks that would be impacted by the changes to the parks, traffic and parking

Craig Pedersen: Though some of the concerns expressed at a prior meeting have been addressed and perhaps the plan is somewhat better conceived, it was clear that the Leawood MR&P District Board are determined to get this in place. There is supposed to be another meeting where the decision will be made; however, that date is not being shared with the public.

Discussion ensued. The DCV HOA does not own the Kendall Park Land and as such has no say over what Leawood does with this property. Raina suggested that Craig and Dan and others are free to speak personally about their opposition as those in favor are also able to do.

Meeting Adjourned at 9:01 PM

Respectfully Submitted,

Eileen Parker, Secretary to the HOA Board of Directors