

THE DUTCH CREEK VILLAGE HOA

MINUTES of the MASTER BOARD OF DIRECTORS' MEETING

May 24, 2022

SUMMARY of Key Actions Taken:

- 1) Email was sent prior to the Board meeting to inform residents, for whom we have email addresses, announcing HOA rental of a wood chipper which will be used for broken tree limbs from common areas of HOA property as well as for residents who can get their debris to the pool parking lot the weekend of May 27th-29th. Jim Bruzas will run the chipper. Mulch will be available for residents to use whether or not they had limbs to chip.
- 2) Additional email will be sent after this meeting asking residents to come help with the clean up and contact Jim Bruzas.
- 3) 16 residents' Annual dues and Waste Collection fees are not paid. Late fees and penalties will be assessed as HOA Policy allows.
- 4) Directors of the Board will be working together to cover the office of the President of the Board for the summer and into the Fall, at least. Also, Raina Powell volunteered to help by working with the Director for each month to determine the agenda and actionable items.
- 5) Pool will open Memorial Day weekend as planned despite having boiler problems that led to late water warm up. Could be quite cool water. Email to be sent out regarding this, too.

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

Attendance:

Board of Directors: Kendra Conrad, Jason Rogers, Jason Fish, Eileen Parker, John Wilber, Donna LeNoble, Craig Peterson

Committee Chairmen and Volunteers: Jim Bruzas, Raina Powell

Homeowners: Paul Harvey, Phillip LeNoble

Financial Reports: Kendra Conrad

Kendra shared the April end of month report from the HOA accountant and stated that overall, it looks to be in order.

19 residents are not paid and she has sent follow up notices.

ACTION TAKEN: The Directors of the Board agreed, unanimously, that the Governing Policies need to be followed without exception UNLESS the resident previously made arrangements with the Treasurer as addressed in the Annual Dues invoice and letter. Exceptions year after year for the same resident is not fair to others. There are other options. For example, one resident makes payments in advance each year so their dues and fees are paid for the following year by the due date.

ACTION TAKEN: Kendra asked to hire our accountant to make the changeover from Quicken to the PayHOA system as the early birth of her baby has curtailed her time availability. Since she had planned for that possibility in the Budget, the Board agreed that this is reasonable.

Minutes of the March Board of Directors' Meeting: Motion to accept as written was made by John Wilber and seconded by Jason Rogers. Unanimous acceptance.

Minutes of the April Annual Meeting: Board approval prior to next Annual meeting: Move to accept as posted was made by John Wilber with Raina Powell's second. Unanimous acceptance.

Homeowners' Forum: Paul Harvey, resident since 1978, attended to find out more about the HOA leadership and to express concern for what he sees as worsening issues of Covenant enforcement. There was discussion answering his concerns and asking him for specific problems that could be addressed as well as educating him on that process.

Pool Report: Jason Fish

Todd from Clean Pool, has been getting pool ready to open. Unfortunately, the boiler pump, a drain plug, and pipe leak needed repair. All is working but the pool will be cool for the start up weekend as hasn't been up and running very long – and snow and rain last weekend didn't help. The heat exchange device should still be under warranty so that will be checked out to see if any of the costs of repair might be covered.

Grounds/Landscaping: Jim Bruzas

There is a lot of tree and bushes that were damaged in the common areas, as well as in residents' properties. Large maple tree in Hoffman/Powell yard was broken and came down over the sidewalk by the fence; but didn't hit the pool area fence. Jim and others took tree limbs to the Pool parking lot to clear roadways and sidewalks. Other residents started doing the same. Therefore, Jim took the initiative to reserve a wood chipper and trailer to take care of the other limbs. He emailed the Directors to ask for approval to make the chipper available to residents since he and Jason Fish and others could be available to take on that project Friday/Saturday/ and Sunday afternoon, if needed.

See ACTION items 1 & 2

Arborist Prime was consulted about toppled trees on Marshall. Jim was told they couldn't be saved. So contractor will get to them ASAP.

Obviously, the budget for tree trimming this year will be greater than what was planned!

Sprinkler start up went much better this year than last – far fewer leaks and/or broken valves.

Website and Tennis Courts: Jason Rogers

Please let Jason know if the tennis court net center vertical strand is in need of replacement.

Architectural Control Committee (ACC): Donna LeNoble

No major issues in the works; usual items like paint approval are underway.

John Wilber asked if Xeriscape is allowed in this community. Like clothes lines, solar panels, etc, landscape that saves water/energy is encouraged by the government entities. Submission of plans for any major front yard or exterior changes to a home must have prior approval from the HOA. Donna stated that it is in the best interest of all to have landscapes that aren't all concrete or rock.

Miscellaneous:

Clean out Archives of HOA files: Raina and Frank McKinney asked permission to go through the many boxes of past records/files and trash as seems reasonable. Kendra said that she also has too many boxes of past financial records in her basement. Directors agreed that this is reasonable and appreciated.

Raina is willing to continue to be contact person with County's Open Space person, Kyle Neumyer, about the Dutch Creek deterioration and the discussed (in 2021) plan from the county to fix the bank sloughing and move the sidewalk (to the north of the tennis/mixed use court) as needed to be in flood control plan, etc.

Election of Officers of the Board:

*In lieu of anyone offering to be the President, Eileen Parker suggested that the job be shared by those on the Board who can do it. For example, Eileen can be Acting President in July – and after September, if needed.

*Raina volunteered to plan for the meetings and run meetings when she is able.

*This was agreed and the tentative schedule is as follows:

June – Raina and Eileen

July – Eileen (after July 6th)

August –Jason Fish

September – Craig Pederson with Raina's help

October – John Wilber

This plan will be reevaluated then or sooner if needed. Jason Rogers will note on the website that there will be rotation of Directors in the President's position through October, at least. Residents can contact the board through the "Contact the Board" email address and Jason will direct to the appropriate Director.

Next Board meeting: June 28th, 7:30 PM Zoom format

APPROVED June 28,2022

Respectfully Submitted,

Eileen Parker

Secretary of the HOA Board of Directors