

## THE DUTCH CREEK VILLAGE HOA

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

June 28, 2022

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

1) Homeowner concerns:

- a) Mike McCarthy updated the Board regarding the current status of the old McDonald's restaurant on Coalmine Ave and asked the Board for help in trying to get the owners to clean it up. Eileen Parker will work with Mike to find out how to do this.
- b) An inquiry was made by a resident about having a DCV Garage Sale. The Board of Directors has never spearheaded a community garage sale. In the past, a resident who was a realtor did it. The Board has no interest in taking on another task; but residents can do their own or group together and do one. The Declaration and Bylaws do not prohibit garage or yard sales.
- c) Resident on W Weaver Ave has been getting information in regard to speeding on W Weaver Ave and failures to stop at the stop sign on Weaver Ave and Weaver Dr. No new information has been gained from the Jefferson County authorities or State Roads & Highways; but she will continue to pursue this. Perhaps more effective speed bumps can be added in the near future.

2) There are still 6 outstanding dues/waste collection invoices.

3) Trouble Makers/Trespassers at the Pool cannot be allowed. An email will be written and sent to the email addresses on file letting residents know that each resident needs to take responsibility and hold violators accountable. The Sheriff's office should be called for trespassers. Names and addresses of rule violators should be given to Directors of Board so that key cards can be disconnected if needed.

4) Eileen Parker will be acting President of the Board in July, Jason Fish in August, Craig Pederson/Raina Powell in September, and John Wilber in October. The Board will decide again after that time.

**Past President, Raina Powell, called the Zoom meeting to order at 7:34 PM**

#### **Attendance:**

*Board of Directors:* Kendra Conrad, Jason Fish, Eileen Parker, John Wilber, Craig Peterson

*Absent Directors:* Donna LeNoble and Jason Rogers

*Committee Chairmen and Volunteers:* Raina Powell

*Homeowners:* Mike McCarthy, 6564 W Euclid Pl

**Homeowners' Forum:** Mike McCarthy attended to ask the Board of Directors to act as a group, if possible, to apply pressure to the owners and or the County authorities to clean up the old McDonald's restaurant property on Coalmine Ave directly South of Dutch Creek Village – S Marshall Ct. The property was abandoned over 6 years ago and the owner of record seems to be a group. The Sheriff's Department told him that only the property owner could report trespassers. It is clear to Mike that someone or more than one person is living in the old garbage container area by the building. There is a lot of garbage including syringes and mattress, cot, and boards. **ACTION:** Eileen Parker will get the name of the Sheriff Deputy who is assigned to our area. John Wilber is getting contact information for the owners and other information for complaints to be made to the county authorities. Mike and Eileen will report back to the Board at the next meeting.

Raina informed the Board that a homeowner asked her if the Board planned to sponsor a Community Garage Sale. It was a former resident who was a realtor who did this at least once several years ago. The Board hasn't done this. The Directors agreed that this isn't another task that we want to do.

There have been a couple of responses to the email sent out about the speeding on W Weaver Ave. Improved speed bumps and tree limb removal to be sure the stop sign is visible were suggested. Eileen updated the group that Lisa Wiencek will continue to pursue this issue with the County; but there is nothing new to report.

**Minutes of the May Board of Directors' Meeting:** John Wilber moved to accept the Minutes as emailed to the Directors. Jason Fish seconded the motion. Passed unanimously.

**Financial Reports:** Kendra Conrad

Kendra shared the May end of month report from the HOA accountant and stated that overall, it looks to be in order. It is clear by the tracking of the water usage (from the invoices) that there has been a water leak on Euclid – probably the leak that was identified earlier this month.

**ACTION:** Kendra will email Jim asking him to fill out the leak reimbursement form at Denver Water with the information that the leak was fixed and we request reimbursement. --

6 residents are not paid and she has sent follow up notices and will continue to follow the Policy procedures. Frank McKinney has been given the updated list for pool card keys activation.

**Pool Report: Jason Fish**

Gates at the pool that weren't recognizing key cards have been fixed.

The reports of discourteous rule breakers, from more than a couple of resident pool users, was discussed. Jason believes that there it is likely some recent 14-year-olds who are using the pool without adult supervision for the first time. However, there have been reports of fence climbers who may not actually be residents.

**ACTION:** Eileen will draft a notice for Jason Rogers to edit and then send out to the residents for whom we have email addresses letting them know of their rights as residents to report bad behavior to the Directors, call the Sheriff's Dept for trespassing, asking parents to review the rules with their adolescents.

**ACTION:** Kendra will update Jason R with the email addresses received from this year's dues collection process.

**Grounds and Landscaping:** Raina for Jim

Clean up of storm damage is almost complete. Thanks to everyone who helped with the chipper work. All the mulch was used by the HOA on community areas and the rest was taken by some residents.

**Website and Tennis Courts:** Jason Rogers, absent

The gates at the courts were adjusted as they weren't locking.

Raina will check with Jason as to who is getting the trash from the courts to the curb on Thursdays.

**Architectural Control Committee (ACC):** Donna LeNoble, absent

No report

**Miscellaneous:**

**Follow up on the 8 homes which are not currently part of the Master Association:**

**Action:** Raina will talk with Denby to find out where to find the documentation of the signed agreements for those 8 homes. Raina, Jason Fish and Jason Rogers, believe that the lawyer's finding was that the documentation doesn't support that those homes should have been excluded from the Master Association. Therefore, the signed agreements was obtained from each of those homeowners that upon the sale of their homes or with owner request to be included from then on, the homes would become part of the HOA and pay the fees.

Craig Pedersen will follow up with Raina so as to get this information into the Google Doc files.

**Acting Presidents of the Board schedule:**

July – Eileen (after July 6<sup>th</sup>)

August – Jason Fish

September – Craig Pederson

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: July 28<sup>th</sup>, 7:30 PM Zoom format**

Respectfully Submitted,

Eileen Parker

Secretary of the HOA Board of Directors