

THE DUTCH CREEK VILLAGE HOA

MINUTES of the MASTER BOARD OF DIRECTORS' MEETING

August 25, 2022

SUMMARY of Key Actions Taken:

- 1) Two homeowners have still not paid dues and trash collection fees.
- 2) ACC Violation letter will be sent to one homeowner who has not complied after initial contact.
- 3) Jason Rogers is contacting fence/gate contractor who will fix the gate locks on the tennis courts. The contractors are too busy right now, it seems.
- 4) The Board is looking into either moving the PO Box or getting another key to it -- rather than the accountant being the only one with access.
- 5) Jason Fish will get a Resurfacing Pool Company updated bid -- once the pool is closed and before it is covered with hopes of getting on the company's list prior to next season.
- 6) Directors will look into costs and efficacy of security systems at the pool which are easy to install and manage in hopes of deterring vandalism. Other ways to deter vandalism such as more lighting will also be investigated.

Director, Jason Fish, called the Zoom meeting to order at 7:34 PM

Attendance:

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

Absent Directors: Donna LeNoble

Committee Chairmen and Volunteers: none

Homeowners: none

Minutes of the July Board of Directors' Meeting: Jason Rogers moved to accept the Minutes as emailed to the Directors. Craig Pedersen seconded the motion. Passed unanimously.

Architectural Control Committee (ACC): Craig Pedersen and John Wilber

*Usual requests for approval have been handled.

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*A July/early August complaint about noisy dirt bike in Upper Dutch Creek, Filing 1, was handled by Jason Fish since he knew the kids riding the bikes.

*Discussion on violation regarding boat/trailers, etc. was decided: Violation notice to be sent by the committee ASAP. The ACC committee will decide whether or not they use the USPS or PayHOA to send the Violation letter.

Directors agreed this policy is there for a reason and change would take a Bylaws Amendment.

*Discussion regarding adding a mailbox to the Pool area vs. only using the PO Box:

USPS is fine with the addition as long as it is along the street and meets their size & height requirements.

ACTION: Due to the issues with vandalism at the pool this summer, Directors decided not to add mailbox at the pool. Instead, we will either get additional keys to the PO Box or move the PO Box to the UPS store, if needed. Craig will contact the USPS about policy regarding number of keys allowed, etc.

Financial Reports: Kendra Conrad

*The end of month financial reports from the CPA were not received by Kendra in time before the meeting. She will email them to Directors with her recommendations when she gets them. A quick perusal showed that all areas are within the budgeted amounts once corrections are made for proper categories.

*Sprinkler leak reimbursement from Xcel: nothing from Jim Bruzas or Xcel at this time

Pool Report: Jason Fish

*The leak inside the pool house seems to have been a valve turned accidentally. The subsequent clean up caused the debris in the small pool, which was also cleaned up. But the water affected the boiler which now needs a part replacement. Due to the pool closing in just over a week, it may not be fixed before closing.

*The vandalism at the pool about a week ago has been cleaned up but no mirror replacement was done in the Women's bathroom. **ACTION:** Consider using stainless steel type mirror for replacement prior to next season.

***ACTION:** Jason will get the Resurfacing Pool Company Representative out once the pool is closed and before it is covered; and get on the company's list prior to next season.

***ACTION:** Jason and others will look into costs and efficacy of security systems at the pool which are easy to install and manage in hopes of deterring vandalism. The repair of the solar lights could be helpful.

Website and Tennis Courts: Jason Rogers

Jason has been unable to make contact with the Fence company for which he has a referral to fix the gates at the courts. The East gate is chained closed still. West gate usually recognizes the pass cards; but doesn't close without intention and effort.

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Acting Presidents of the Board schedule:

September – Craig Pederson

October – John Wilber

Next Board meetings:

September 20th , 7:30 PM Zoom format

October 20th , 7:30 PM Zoom format

Respectfully Submitted,

Eileen Parker

Secretary of the HOA Board of Directors