

THE DUTCH CREEK VILLAGE HOA
MINUTES of the ANNUAL MEETING

April 20, 2023

Zoom™ meeting format

President, Craig Pedersen, called the Zoom meeting to order at 8:04 PM

Attendance:

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

Absent Director: Donna LeNoble

Committee Chair: Jim Bruzas, Grounds and Landscaping

Seven Homeowners: Gordon Brinkley, Denby Bruzas, Jessica and Daniel Cahill, Dale Cloud, Randy Dehoff, Jason Flynn, Mike & Heidi Hale, Rosa Lopez (Filing 3 resident only), Kay Loundagin, Frank McKinney,

Proxy votes of 20 other homeowners were held by: Kendra Conrad, Jason Fish, Jason Rogers, Eileen Parker, Dale Cloud, Craig Pedersen, John Wilber, and Jessica Cahill.

Quorum of 10% of 184 homes: Met, with proxies and attendance

Directors of the Board Introductions: Each Director introduced self --giving current Board Position and area of responsibility on the HOA Board of Directors.

Opening Remarks: Craig thanked Frank McKinney for his important contributions to this community over many years. Frank is passing on the duties as the DCV HOA Pool Gate Keeper to Jason Flynn. Jason was introduced and thanked for volunteering.

Jim Bruzas, the Grounds and Landscape Manager, will continue through this season; but we need another volunteer to learn from Jim this summer. PLEASE CONTACT Craig or Jim if you would like to know more and might be able to take this or a part of this volunteer job. Jim has trustworthy contractors in place at this time.

Approval of Minutes of the 2022 Annual Meeting: Eileen Parker moved to accept the Minutes of the 2022 Annual Meeting as posted on the website. Jason Fish seconded. Votes were shown on Zoom screen by raised hands. Motion passed.

Financial Report/Budget: Kendra Conrad

Randy Dehoff thanked the Board, Kendra in particular, for making online dues/trash fee invoice payable via the PayHOA website.

End of the Year Financial Report (March 31, 2023) was not yet available from our accountant

End of February Balance/Budget comparison to Budget for 2023-24 Year was shown by shared screen. The reports are on the HOA website.

The Board intends to continue to look for cost-savings wherever possible. One of the biggest expenses is water usage. Therefore, more efforts will be made to conserve water; with plans of change to xeriscape type landscaping in the future.

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/repaired.

The Financial Review will be done this year; as is contracted every other year.

Plans to switch from Quick Books to PayHOA is still planned for this year.

Architectural Control Committee (ACC): Craig Pedersen

Donna LeNoble is continuing on the Board as a Director and will continue to work with the ACC Committee. If elected, Jessica Cahill will be joining her. Craig Pedersen and John Wilber are also on this committee. Plan is to better define terms in the Bylaws and Policies for more clarity.

All complaints are anonymous outside of the Board. Please fill out Applications for Change/Improvements as well as complaints using the website forms. Complaints will be kept anonymous BUT Board can't do the best job if they can't get information from the complainant.

The ACC committee plans to send letters to residents whose homes/yards are in need of attention now that we are beyond the Pandemic. There are, seemingly, more contractors available once again.

The ACC committee plans to enforce rules within the Documents and Law; but by decision of the Board of Directors, as well as the Committee.

Pool: Jason Fish

The pool will be prepared for Memorial Day weekend Opening. Pool Maintenance contractor is ready to go. New rules signs will be posted with specific information on how to handle trespassers or those who are not obeying the rules. Foul language, scooters, skates, intimidation of others, etc. cannot be allowed in a family area. Parents are responsible for their children. Residents are responsible for their guests. Residents have the right to call the Sheriff's Department when needed.

There is a boiler part that will be repaired prior to opening. Roofing repairs will be done soon.

Jason was unable to get return calls for bids to resurface the interior of the pool in 2022. 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.

LOST ITEMS: There is a bucket kept at the pool with items that are found. For more expensive items, contact Jason to turn over or to call if you lost something.

NO Grills, NO Glass, NO smoking of any kind, NO alcohol

***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 this season; but still wants to pass onto someone else prior to leaving.

Volunteer mowers are in place. Contracted lawn mowers and lawn care is in place. Sprinkler contractor has proven to be reliable. BUT need to plan long term for sprinkler replacement as this is an aged system.

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

Tennis/Sport Court and website: Jason Rogers

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. The court improvements have helped as not needing annual maintenance. However, they aren't "forever courts" and will need maintenance within the next 8 years, probably. The gates are still an ongoing issue with the card recognition entry. Jason is hoping to get the final repairs done soon.

Website: New hosting service is in place and working much better. PLEASE register to get email notices and let your neighbors, especially anyone new, know to do the same.

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.

Many thanks to Frank McKinney, Jim Bruzas, and now Jason Flynn for their work.

Election of Board of Directors:

Jason Rogers volunteered to continue on the Board of Directors. Eileen Parker is stepping down; but will continue as Secretary, for now. Upon enquiry, no one else volunteered to stand for Election. Jason and Jessica were elected unanimously.

Miscellaneous: Craig Pedersen

Greenbelt sidewalks north of the Pool/Courts area: Work is almost completed to remedy the issue of creek side erosion. Sidewalk was moved in one area and some trees removed. This was done by Jefferson County and the Open Space Commission.

Newsletter: The Board has been discussing contracting with a local company who produces Neighborhood newsletters for other area communities. The purpose would be to build community via

announcements, updates, etc., and offer another service (local coupons, merchandise, services) for residents. The Board will continue to pursue this but will need a person to take it on. John Wilber volunteered to take the lead.

Dumpsters: Kay Loundagin asked if there is a possibility of getting the Dumpster back this year. Kendra reminded everyone that the last time it was done was as Waste Connection offered it free to make up for some services problems that year. Directors reminded everyone that having a Dumpster requires oversight by residents – usually a Director or two as people do not follow the guidelines for the usage.

The Board will discuss this.

Campers, etc.: Craig restated that the Board will be working to clarify the terms in the By-laws, Declaration, and policies to better convey what is considered allowable. Currently, the Policy allows up to 3 days on either side of a trip for loading/unloading an RV/camper trailer, etc.

Street Repairs needed: Kay Loundagin brought up the need for major pot hole/street damage on Marshall as well as other streets, at least in Upper Dutch Creek. Residents were advised to contact Street and Bridges Dept. at Jeffco and ask their neighbor to do the same, ASAP. More complaints sometimes get more attention than a single report/complaint.

NEXT Board of Directors' Meeting: Third Thursday of the month – May 18th, 8 PM, via Zoom

Meeting Adjourned at 9:18 PM

Respectfully Submitted,

Eileen Parker, Secretary to the HOA Board of Directors