

THE DUTCH CREEK VILLAGE HOA

MINUTES of the MASTER BOARD OF DIRECTORS' MEETING

February 9, 2023

SUMMARY of Key Actions Taken:

- 1) Budget process for 2023-24 continues.
- 2) Process of switching website servers is progressing.
- 3) Annual Meeting, Thursday, April 20th, 8 PM, via Zoom. 2 Directors positions will be up for election.
- 4) Volunteers are needed to help with key positions on the Board and committees.
- 5) Communication: All residents are asked to sign up on the website with email address.
- 6) A volunteer to oversee the Grounds & Landscaping committee is needed ASAP.

President, Craig Pedersen, called the Zoom meeting to order at 7:35 PM

Attendance:

Board of Directors: Kendra Conrad, Eileen Parker, Craig Pedersen, and John Wilber QUORUM MET

Absent Directors: Donna LeNoble, Jason Fish, and Jason Rogers

Committee Chairmen and Volunteers: none

Homeowners: Jessica and Dan Cahill (S. Lamar Ct.) and Jason Flynn (S Lamar Ct.)

Homeowner's Forum: Cahills and Flynn attending to observe and to cheer neighbor, Craig Pedersen on.

Minutes of the January 10th, 2023 Board of Directors' Meeting: John Wilber moved to accept the Minutes as emailed to the Directors. Kendra Conrad seconded the motion. Passed unanimously.

Architectural Control: Craig Pedersen for committee in Donna LeNoble's absence

No outstanding issues being handled at this time.

Grounds & Landscaping: Craig Pedersen in Jim Bruzas' absence:

- * Still looking for someone to learn from Jim Bruzas and take over after this summer.
- * Jason Flynn volunteered to be one of the mowers and will consider working with Jim.
- * Discussion: Try to move toward more Xeriscape wherever possible to cut back on water usage ASAP.
- * Need to find alternative water tap for Tract F while moving to native grasses etc. in that space.

Pool Report: Craig in Jason's absence

*There will be some boiler repairs needed prior to pool opening. Still working on getting updated Pool contract in place.

*Working with Pool contractor to return double payment of one invoice – or to apply to this year's contract.

Website and Tennis Courts: Craig Pedersen for Jason Rogers

*Change to new website server has not been without complications. Emails to Directors and a few other processes are not functioning at this time; but are expected to be functional in the near future along with improved website functionality.

Treasurer's Report: Kendra Conrad

* Financial Report – will be posted ASAP on the website.

*Budgeting for 2023-24 year: Must have input from Committee Chairs ASAP

*Insurance bid is being sought from a new company.

*Trash fee will increase 4% as in Service Agreement. Plus, there is a 1% Government Fee that has been extended another year (and took effect January 1 2023.)

*Water usage is one of the highest expenses we have. Kendra suggests that a move to Xeriscape wherever possible be undertaken ASAP. Craig will talk to Jim about overseeding grassy areas with native grasses or other options he might recommend.

*Invoices will be sent by PayHOA mailing by March 1 to all residents. Discussion of what needed to be on the invoice page – key elements and another appeal to sign up on the website with email address. Possibly include a one page or one paragraph "KEY INFORMATION for Residents" – directing to the website so as to be informed.

*ANNUAL MEETING: Thursday, April 20th, 8 PM via Zoom with goal of in person Annual Meeting for 2024.

*Craig asked to set a standard monthly Board meeting to try to help us plan better. Therefore, will try to meet on the third Thursday of most months going forward. With start time of 8 PM.

Miscellaneous:

*Certified letters sent to the 8 homeowners in Filing 3 who are not currently paying dues to the Master Association: One resident refused to accept the certified letter. One other resident has returned their notarized signature of acceptance. Eileen will mail a reminder to return this form by March 1st to those who haven't responded, yet. Craig will check with a realtor friend to inquire of options for registering the changes with the county. HOA lawyer's advice may be sought once again.

*Newsletter and other Communications discussion: Consensus to continue trying to get email addresses for residents as best way to communicate needed information.

*Welcome letter to new residents: Craig and Eileen have been working on this to get HOA information to new residents in a timely manner after moving in.

*Safety Announcements discussion: Dan Cahill and Jason Flynn asked if there is a way to notify residents when there is a Safety Concern like Sheriffs looking for a person who fled apprehension in the neighborhood as occurred recently. Perhaps "Neighborhood Watch"? Perhaps other means of notification. Concern is timeliness of such announcements. No decisions.

Meeting adjourned, 8:35 PM

Next Board meeting:

Thursday, March 16th, 8 PM Zoom format

Respectfully Submitted,

Eileen Parker

Secretary of the HOA Board of Directors