

THE DUTCH CREEK VILLAGE HOA

MINUTES of the MASTER BOARD OF DIRECTORS' MEETING

March 16, 2023

SUMMARY of Key Actions Taken:

1) Final Budget 2023-24 review.

2) Jason Flynn has volunteered to work with Frank McKinney and Jim Bruzas to assume duties of the Recreation Facility gate data.

3) Annual Meeting, Thursday, April 20th, 8 PM, via Zoom.

2 Directors positions will be up for election at this upcoming Annual Meeting. Jason Rogers will stand for reelection.

Jess Cahill has volunteered to stand for election for the term Eileen Parker filled when a former Director had to quit in 2021.

So far, no one else has come forward.

Eileen Parker is willing to continue as the Secretary, if needed; but not a voting Director.

4) Board voted to help current resident of Filing 1 from whom the HOA contracts for summer watering of Tract F by paying this resident an estimated amount in May for the summer bills--based on last year's water bill. HOA will settle up with this homeowner in Fall for any additional water billed amount.

5) East gate of the Tennis and Multi-use courts is now working. West gate is not working and currently chained; and a contractor is still being sought as welding is required.

6) ACC committee will be identifying homes/lots in need of homeowner maintenance, etc., to meet HOA Covenants. "Attention Needed ASAP" letters will be sent instead of Violation Letters to begin the process. This won't apply to any violations that have been previously reported.

President, Craig Pedersen, called the Zoom meeting to order at 8:03 PM

Attendance:

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

Absent: Donna LeNoble

Committee Chairmen and Volunteers: none

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

Homeowner's Forum: Jason Flynn has accepted Craig's invitation to become the Recreation Facility Gates' Data keeper (and will learn from Frank McKinney and take it over.) Jess Cahill has volunteered to Stand for Election to the Board, volunteering to be on the ACC Committee to work with Donna LeNoble.

Minutes of the February 9th, 2023 Board of Directors' Meeting: Jason Rogers moved to accept the Minutes as emailed to the Directors. John Wilber seconded the motion. Passed unanimously.

Treasurer's Report: Kendra Conrad

Kendra reviewed information with updated contracts, etc., information for the 2023-24 budget. Board consensus: approval of the Budget.

One concern for rising costs is increasing water and electrical bills. Recommendation from Kendra and other members agree, gradual change to Xeriscape wherever possible as quickly as possible.

The water usage was historically high in the zone that comes from the Tap at Euclid & Marshall. Jason will send out reminder to residents to pay dues by April 1, if haven't already.

Kendra will review Legislated requirements for the Administrative Annual Report and get that posted ASAP.

MOTION: Kendra moved that the HOA pay \$1500 to Anne Schwab (whose water tap is used for watering Tract F in Filing 1, the green belt east of S Newland Ct and N of W Weaver Ave) in May which should cover most of the water usage for the summer. The amount will be put on her account as paid by HOA with Denver Water invoices to be reviewed and settlement made at end of the water season. This is being done as Ms. Schwab travels a lot and taking care to get the invoices and having HOA accountant pay them – all in a timely manner – is distressing to Ms. Schwab. Motion was seconded by Jason Fish. Motion passed after discussion.

Jim Bruzas and HOA Board of Directors will try to find a way to decrease water usage on this Tract again this summer. It was shut off early in the Fall of 2022 and seemed to do ok. Also, will try to get bids on Xeriscaping this tract that is affordable and amenable to the residents affected.

Pool Report: Jason Fish

Clean Pool's contracted costs have increased; but it is first time in about 4 years.

Jason Fish will investigate the twice paid invoice, again, as Clean Pool says they didn't receive any extra payments from us.

Jason Fish will check with a roofer he has used to ask for a bid to repair some loose tiles and nails on the roof at the pool house.

Jason Fish will email draft of new sign wording to Directors before getting signs made. Main reason for new signs is to advise residents of ways to take action if needed when rules are violated.

Still looking into security cameras or other ways to deter vandalism. Craig plans to talk to nearby homeowners to see if will allow use of WiFi, if needed. Also, still trying to get pool resurfacing bids. Will ask for this to be done after pool closing in September, now.

Future planning, will need to replace the picnic tables within a couple of years.

Miscellaneous:

Video Meetings: Craig did purchase one year of Zoom for our use as this format is convenient and less expensive than renting meeting space. MOTION: Eileen moved to reimburse Craig \$110 for this purchase, Seconded by Jason Rogers. Passed unanimously.

Insurance: Eileen did receive a bid from another company that is about \$1000 more than what we are currently paying for about the same coverage. However, Farmers Insurance recently sent an investigator to look at our insured property. Craig and Eileen met the inspector at the Recreational Facility. We should receive a copy of his report anytime. It remains to be seen whether or not our rates with Farmers will go up more than has in the past few years. Kendra added 10% in the budget to cover possible increase. We will discuss possible change once we receive notice of renewal from Farmers in May or June.

Dutch Creek Trail sidewalk work to begin soon: Jeffco contact says the work to replace the sidewalk by the creek and move it higher to the South away from the creek (as needed for Flood Plain) is set to begin in April. The trail will be blocked off till work is complete.

Newsletter or other Communication methods: Jason Fish will look at the company from whom Eileen got information and then talk to the Board again about this. The Directors would like to try to get more community involvement; but maybe the email communication being done now is adequate for essential communication.

Response from 8 homeowners in Filing 3 not currently in Master Association: 4 of 8 signed and notarized forms have been returned now to Eileen. She will send reminder postcards to those homeowners who have not returned form by March 31st. Craig plans finalize all in May with filing at County office once knows which Department.

Website and Tennis Courts: Jason Rogers

Craig and John were able to repair, for now, the east gate of the court using the information from person Jason Rogers sent to look at the fence. The west gate needs more work such as welding; so need to find someone to try to fix that gate. For now, it is chained shut. The sign from that west side has been moved to the east side and Craig will bolt it on the fence. Gate between the two courts was off; so is now in the storage building until which time it can be reattached, if needed.

John noted that there is concrete chipping at the base of the basketball pole.

Website with new Server is working well and changeover is complete.

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

No outstanding issues being handled at this time.

Jess Cahill volunteered to stand for election at the Annual Meeting. She will work with Donna to continue the "neighborly" way that Donna tries to deal with violations of Covenants.

Craig intends to work with Donna and Jess and John to peruse the neighborhood and identify homes/yards that need attention. They plan to contact those homeowners with friendly reminders to do

needed maintenance as soon as possible and contact ACC if unable to do so or with questions. This is rather than send Violation notices immediately.

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

Meeting adjourned, 9:41 PM

Next Board meeting:

Wednesday, May 18th 8 PM Zoom format

Respectfully Submitted,

Eileen Parker

Secretary of the HOA Board of Directors