

THE DUTCH CREEK VILLAGE HOA

MINUTES of the MASTER BOARD OF DIRECTORS' MEETING

June 15, 2023

SUMMARY of Key Actions Taken:

1) Decision was made to contract with Colorado Laser Type with DCV resident, Lisa Weincek as DCV editor. HOA pays only for the bulk mailing cost. Goal is to reach every DCV Master Association resident with news and opportunities for involvement in our community. Colorado Laser Type provides 50/50 ratio of ads to content; with the ads/coupons for local merchants, etc. Lisa would like to increase community interaction in a positive way.

2) May Board meeting Minutes were approved as written and sent via email to Directors.

3) POOL: Signs will be posted ASAP as well as emails sent to residents advising a call to 911 if other pool attendees are out of bounds with rule adherence and or coming over the fence, etc.-- Criminal Trespass or Criminal Harassment. The disrespectful behavior toward other residents has to be stopped.

Kiddie pool is closed until which time repairs can be made.

Plan is to contract for Spring 2024 resurfacing of the big pool prior to opening next season. It has been very difficult to get contractors to return calls, etc. One contractor who has responded doesn't recommend doing it after closing because the process requires water fill again once done. Fall work, then would be water waste.

Now and then, during the day, the bathroom doors get shut while locked. The current keys are expensive to replace. Board will look into other types of bathroom locks that are user friendly and not keyed as is now. Plan is to have in place prior to next season.

4)With forecast for less rain, the mowing of Green Belts and other grassy areas should be caught up soon.

5) Repair of Pool Roof is done and gutters will be done ASAP.

6) West side gate/fence has been welded and using that entry as a back-up to the East gate will be tried this season. A sign will be posted to use the East gate.

7) Decision was made to stay with the current HOA's Insurance Carrier. The only other bid received was slightly less but with a company not known to any of the Directors.

8) One ACC violation is being turned over to the HOA's lawyer for follow up due to threats of legal action from the resident.

Next meeting: July 20th 8 PM Zoom

President, Craig Pedersen, called the Zoom meeting to order at 8:05 PM

Attendance:

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

Absent: Donna LeNoble, Jessica Cahill,

Committee Chairmen and Volunteers: Jason Flynn (Recreation Gate database/card keys), Eileen Parker (Secretary)

Homeowners: Lisa Weincek, 6507 W Weaver Ave

Homeowner's Forum: Newsletter discussion – see below

Minutes of the May 18, 2023 Board of Directors' Meeting: Jason Rogers moved to accept the Minutes as emailed to the Directors. Jason Fish seconded the motion. Passed unanimously.

Newsletter Discussion: Lisa Weincek volunteered to work with Colorado Laser Type to produce a DCV HOA Newsletter like they currently do for several other local communities. As the Board understands it, the only cost to us will be bulk mail postage which will be about \$60/month. The goals are to enlist the community in a few social activities, enlist more volunteer help, and communicate with more residents.

Pool Report: Jason Fish

Trespassers/Harassing Behavior: Around 4 PM this afternoon a group of about 20 teens showed up at the pool, seemingly trespassers as some were observed coming over the fence. A mom and small children reported it as the teens were very disrespectful with language and interaction with her when she asked them to stop with the bad language. Craig did go over and several teens had gone by then but the others were quite belligerent with Craig. They did not have access cards, and left when asked to leave.

Sheriff's Dept. told Jason and Craig to let residents know they can call 911 for such incidents and they will show up if at all possible. Charges could be Criminal Trespass and or Criminal Harassment. HOA Policy is to pull key card access for Rule Violations. Trouble is identifying the perpetrators. Try to get a picture of the offenders, please. Parents should be made aware.

Email will be sent ASAP apprising residents to call 911 and report Criminal Trespass and Harassment at the pool – 6575 W Hoover Pl. Please stay and talk to the Sheriff's Deputy who arrives.

Pool facilities:

ACTION TAKEN BETWEEN MEETINGS: Approval (by 4 Directors via email; 3 others did not reply) to contract and spend the bid of about \$3000 to replace damaged tiles on the pool roof and replace gutters on the Pool house as needed.

Roof tiles have been replaced and the contractor will get to the gutters as soon as the weather cooperates once again.

Bathroom Keys: Since the current locks require a very specialized key that is expensive to replace, the Directors discussed other options such as timed locks, standard locks, key pads, etc. These will be investigated and a plan in place to replace current locks prior to next season, if not sooner. Usually either the first users or the Pool Man open the bathrooms and they are kept open until Jason Fish or other volunteer closes the pool at 9 PM. Now and then someone locks one and shuts the door!

Resurfacing the Kiddie Pool, Big Pool: Kiddie Pool drained and closed until it can be repaired. Jason thinks a pool cover for it might be good to help the composite plaster/concrete there last longer. It was last done about 4 years ago. Pool Resurfacing Company Jason was able to talk to suggests getting on their contracted list for next spring prior to pool opening as they don't recommend doing it after closure due to wasting water – drain, resurface, refill, drain again. **ACTION:** GET Contract in place for next spring.

Pool might be kept open beyond Labor Day, if weather forecast is quite warm and the finances allow.

Treasurer's Report: Kendra Conrad

Monthly Reports from the accountant, just received, Kendra will make corrections as needed for categories, etc., then post on the website.

Two homeowners have not paid the dues or trash collection fees to date. Possibly checks are at with the accountant.

Architectural Control: Craig Pedersen

After discussion regarding a new resident who made outside changes without ACC approval and for which the ACC has received complaints from neighbors, the **HOA lawyer will be contacted for advice and possible legal handling.**

Legal terminology will be added to Application forms as well as where needed to the Violation forms.

Jessica Cahill continues to work with ACC committee to follow Policies and Procedures and update the forms and contact plans.

Grounds and Landscapes: Craig Pedersen for Jim Bruzas

Sprinkler Repairs done this year at Marshall and Euclid will be expensive as it was at least 80 hours of man power labor plus parts. Need to plan for replacing the line under S. Marshall from the sprinkler box at Euclid to the East side of S. Marshall to water the grass and trees there. OR get bids to xeriscape? Adding water line is prohibitive; which is why this was the fix undertaken several years ago. But something broke. The current fix is temporary at best.

Lawn mowing company and volunteer mowing is running behind due to the rains. Catch up as can.

Craig Pedersen is willing to take over Jim's job as overseer of the Grounds and Landscaping after this season. BUT someone else will have to take over as President of the Board, then. Any other volunteers to take Jim's place?

Courts and Website: Jason Rogers

Jason Flynn was able to get a welder to repair the west gate. He will return to paint soon. Craig: Currently padlocked and a sign will be posed telling users to use the East gate. Due to low use prior to it breaking, will only use it as back up in case of breakdown of East gate.

Trash Can has been replaced with a cage type apparatus that can't be easily moved or blown around. During the summer, one of the volunteers will get the trash to the sidewalk by the pool trash each Thursday. Can will be removed after the pool closes.

Miscellaneous:

Insurance Discussion: Consensus decision to stay with Farmers Insurance as minimally more than the new bid, kinks seem to be worked out with Farmers, and no one knows anything about the new company other than what the agent said.

Broadband company who gave notice that they could be installing their cables in DCV has not given further communication related to when the install will begin. Craig has been trying to negotiate with them for specifics like which streets, etc. County has said they do have this company's proposal and it seems to have been given the ok by the County. Craig will try to get install at the Pool house, if possible, to run security cameras, etc.

Meeting adjourned, 9:27 PM

Next Board meeting: Thursday, July 20th 8 PM Zoom format

Respectfully Submitted,

Eileen Parker

Secretary of the Board