

THE DUTCH CREEK VILLAGE HOA

MINUTES of the MASTER BOARD OF DIRECTORS' MEETING

July 20, 2023

SUMMARY of Key Actions Taken:

NO Quorum was present so no votes were taken. Directors will be asked to make a decision by email in the next week regarding resurface bid for interior of the pool in order to get on the Contractor's schedule. Approval of June meeting minutes will also occur by email.

Next meeting: August 17, 8 PM Zoom

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

Attendance:

Board of Directors: Jessica Cahill, Kendra Conrad, Craig Pedersen **QUORUM NOT MET**

Absent: Donna LeNoble, Jason Fish, Jason Rogers, John Wilber,

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

Homeowners: Raina Powell (Hoover Pl), Lorraine Whelan (W Weaver Ave), and Bryan and Cassie Fife (Calhoun Pl)

Homeowner's Forum: No specific items were brought up, however there was considerable discussion during the meeting with the homeowners in attendance about possible additional shade structures in the pool area and possible traffic control measures for W Weaver Ave.

Minutes of the June 15, 2023 Board of Directors' Meeting: To be approved over email before the next meeting.

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. We received notice that our current accountant is exiting the HOA service business and we will need to find new services for 2024 and later. We are investigating expanding the services with PayHOA to include financial assistance.

Pool Report: Craig Pedersen

Craig will send email to all Directors of the Board regarding the Pool interior resurfacing bids and ask for approval for the recommendation of Craig and Jason to go with the bid from CLEAN POOL, LLC as it is more specific and detailed than the only other bid received.

Pool deck resurfacing has been done in more recent past than the interior of the pools. Therefore, it will be considered at a later date.

Roof and gutter repairs are done with gutters being routed away from the pool this time. That should help preserve the pool structure foundation and hopefully help keep some debris from the pool when it rains, snow melts.

Discussion about other improvement needs at the pool: shade options, seating etc. Input from home owners present was noted as helpful and appreciated.

Architectural Control: Jess Cahill and Craig Pedersen

Jessica: fielded many applications for roofing, gutters, siding, etc. due to hail damage. Residents should make an application but if no changes from the past appearance will be made just say so. Such applications should receive approval within a few days of receipt. IF there will be changes, committee will review.

Discussion took place about an application for a front yard fence which is requested to help resident children and pets' safety on busy street (such as Weaver Ave.) In the past, such requests have been denied. However, there is no wording in the Governing Documents that preclude such. In light of trying to be consistent, the Board will discuss this via email and at the August meeting before a decision is made going forward.

Craig: Advises residents to sign up with Waste Connection for notifications as well as contact them directly when trash has been skipped; also, keep trash out if not picked up on schedule as likely will be picked up the next day.

Question from homeowner regarding how decisions are made when requests for landscape changes, etc., is received by ACC. Short answer: It is a decision by the ACC committee based on Governing Documents and current recommendations from Denver Water Board, etc. Sometimes it does come down to a non-standard final decision; but that is why Craig has let the Board know that they will be included when there are decisions to be made that aren't "cut and dried."

Grounds and Landscapes: Craig Pedersen for Jim Bruzas

Complaint from a homeowner along Tract F (which is open space between home on east side of S Newland Ct and west side of homes on S Lamar Ct) asking for Board to look into possible drainage issues (ground settling?) of that Tract which could have been cause of water in the basement in the past month. Craig will look into options for investigation.

Discussion regarding need to find way to make Tract F less "water guzzling". With rain this summer, we haven't had to pay huge water bill as in the past. Want to be more proactive. Current homeowner from whom the HOA contracts the water has not been as available as needed this year, though.

Courts and Website: Craig Pedersen

East side gate on the courts is still working. West side is padlocked for now.

Miscellaneous: Concern for heavy traffic, speeding, and stop sign violations on W Weaver Ave and W Weaver Dr. were discussed. Jeffco Streets and Bridges is the Department likely in charge. Better speed humps maybe? Bryan Fife said he will look into what is needed to get action on speed humps from the County.

Newsletter: Lisa asked that an email be sent to current residents letting them know they can advertise in the upcoming newsletters. The first DCV one will be in September. Items to be included in the newsletter were discussed.

Meeting adjourned, 9:29 PM

Next Board meeting: Thursday, August 17th, 8 PM Zoom format

Respectfully Submitted,

Eileen Parker

Secretary of the Board

Documentation of vote(s) after July 20, 2023 Board of Director Meeting:

Vote to approve the Bid on interior replastering of both Pools with Wader pool done ASAP and the big pool in the spring: In favor: Craig Pedersen, Jess Cahill, Kendra Conrad, Jason Fish, Jason Rogers, and John Wilber via email: No response: Donna LeNoble. Payment of costs to come out of reserves and operating funds for 2023-2024.

Vote to approve the June meeting minutes: Approved: Craig Pedersen, Jessica Cahill, Kendra Conrad, Jason Rogers.

Vote to appoint Jason Flynn as replacement for Donna LeNoble on Board: Nominated by Craig Pedersen; Second by Jessica Cahill; No other nominations by Board members; Vote was unanimous approval by remaining 6 Board members.