

THE DUTCH CREEK VILLAGE HOA

MINUTES of the MASTER BOARD OF DIRECTORS' MEETING

August 17, 2023

SUMMARY of Key Actions Taken:

1. Jason Flynn was appointed to the Board to fill Donna LeNoble's vacated position as a director.
2. Accounting will be moved to PayHOA.
3. ACC Policy will be updated to include parameters for allowance of front yard fencing when applications of such are received.
4. DCV HOA and Recreational Association will join the CoHope organization by paying an annual dues fee. Directors of the Board will be able to attend monthly meetings going forward.
5. Current plan for closure of the Pool facility with the 9 PM closure on Labor Day 2023 will be followed despite the late opening this season due to issues with equipment. Budget doesn't allow for additional contracted maintenance, electricity, or water.
6. Pool interior resurfacing will take place prior to reopening for Memorial Day weekend 2024.
7. Email and newsletter requests for volunteers to take on segments of the Grounds and Landscaping will begin.
8. HB23-1105 HOA Task Force NOTICE will be on the website and in the September newsletter

Next meeting: September 21, 8:30 PM Zoom

President, Craig Pedersen, called the Zoom meeting to order at 8:31 PM

Attendance:

Board of Directors: Jessica Cahill, Kendra Conrad, Jason Flynn, Craig Pedersen, Jason Rogers and John Wilbur

Absent: Jason Fish

Committee Chairmen and Volunteers: Eileen Parker (Secretary)

Homeowners: Raina Powell, Immediate Past President of the Board of Directors

Prior to the meeting, via email, Jason Flynn was appointed, unanimously, by the Board of Directors to fulfil the term of Donna LeNoble who has been unable to attend the Board meetings.

Minutes of the July 20th, 2023 Board of Directors' Meeting: Move to accept as emailed prior to the meeting by Jason Flynn and seconded by Kendra Conrad. Approved unanimously

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. Any questions concerning invoices etc will be taken up with

the Director or Volunteer in charge of that area. Key Point: saving money on water this year due to so much rain.

Transition to PayHOA accounting services: Price is at least comparable to current accountant who is retiring from HOA businesses. **Agreement by all Directors obtained with show of hands to authorize Kendra Conrad to make the changeover.**

Recommendation: Any improvements to sprinkler system should include rain sensors to save money going forward.

Architectural Control: Jess Cahill and Craig Pedersen

Jessica: Applications for changes due to storm damages has slowed down.

When a complaint is received via the website email, Jason R will send to Craig who will then delegate to ACC committee, etc. as needed. If the issue is not something new-- as in not covered in the Declaration, etc., the ACC will handle it. If it is a new area that hasn't been discussed or is not covered in the Documents, then it will be brought before the Directors at a Board Meeting.

Front Yard fence request:

Motion was made by Jason Flynn, seconded by John Wilber to allow the ACC committee to write a policy to allow front yard fences which will meet designated guidelines in this new policy (e.g., split rail with specific allowances for wire addition that meet County guidelines for height, etc.; with specifics regarding stain or no stain.) All Directors voted in favor.

Current Violations in the docket:

RV on Hoover – working with homeowner and on Policy guidelines for residents who are in process of working on such units rather than preparing for a trip and not in storage.

One Violation is ongoing and being handled with the Hearing Process as required

Miscellaneous: **CoHope** is a community organization of area neighborhoods, some with official HOA documentation and some with only neighborhood organization status. Craig attended one meeting and advises that DCV HOA join by paying dues which are \$40/year. The organization has connections to law enforcement and other government agencies which help Neighborhood organizations be aware of changes in process. **CONSENSUS APPROVAL: DCV HOA pay \$40 and join CoHope.**

Craig and Jason Flynn will work together to prepare a Xeriscape Policy that complies with current laws; which will then be presented to the Board for the next step. CSU Extension Services have several recommended plans on their website which could be included in the DCV plan conceivably.

Pool Report: Craig Pedersen for Jason Fish

The big pool resurfacing will be scheduled in May prior to opening for the 2024 season. The Wading Pool work is finished and appears to be in good shape.

Repeat: 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.

Discussion of Extension of the Pool closing date: Due to extra costs for pool maintenance, electricity, and water, as well as historical decline in pool usage after Labor Day, **Consensus decision: continue with current plan of closure after the Labor Day weekend.**

Recommendation: Pool Maintenance Contract for 2024 contain an option for extension beyond Labor Day with approval by both the Board and the contractor.

Discussion about other improvement needs at the pool: shade options, seating etc. will continue with the budget planning process.

Grounds and Landscapes: Craig Pedersen for Jim Bruzas

A tree trimming company/contractor is needed going forward.

Craig suggested that we try to get volunteers to take on pieces of the Grounds and Landscaping duties rather than trying to get one volunteer to do it all. The September newsletter as well as emails to residents will ask for volunteers to do these jobs overseeing contractors, etc.

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: Jason Rogers

Wasp nest was removed from the basketball hoop rim.

East gate is still working.

Newsletter: Will be sent to all residences September 1st.

Required by law (Legislative action in 2023) – HB23-1105 HOA Task Force NOTICE will be on the website and in the September newsletter

Pursuant to HB 23-11054, signed into law on May 24, 2023, an HOA Task Force and Metropolitan District Homeowners' Rights Task Force are being appointed to examine issues regarding homeowners' rights and to perform other duties as noted in the new law. Each homeowners' association and metropolitan district in Colorado is required to notify owners about this task force. If you have questions about the task force, the HOA Information Office (part of the Division of Real Estate within the Colorado Department of Regulatory Agencies) may have additional information at 303-894-2166.

Meeting adjourned, 9:33 PM

Next Board meeting: Thursday, September 21, 8:30 PM Zoom format

Respectfully Submitted,

Eileen Parker

Secretary of the Board