

**THE DUTCH CREEK VILLAGE HOA**

**MINUTES of the MASTER BOARD OF DIRECTORS' MEETING**

October 19, 2023

**SUMMARY of Key Actions Taken:**

1. Discussed Tree Estimate – low branches removed and budget item for next year
2. Pool cover – plaster removal 1<sup>st</sup> and then the pool cover will be installed. See item 5
3. One noise complaint – following up with homeowner on exact situation.
4. STILL NEED volunteers to help with Grounds/Landscaping of common areas.
5. Pool -resurfacing will begin this Fall with chiseling out the old plaster before the cover goes on for the winter.

**Next meeting: November 16th, 8:30 PM Zoom**

**President, Craig Pedersen, called the Zoom meeting to order at 8:45 PM**

**Attendance:**

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

*Absent:* Jason Flynn, Jessica Cahill

*Committee Chairmen and Volunteers:* Jim Bruzas

*Homeowners:* Jim Bruzas.

**Homeowners' Forum:** No concerns.

**Minutes of the September 21, 2023 Board of Directors' Meeting:** Move to accept as emailed prior to the meeting by Craig Pederson and seconded by Jason Rogers. Approved unanimously

**Treasurer's Report:** Kendra Conrad

No significant updates from last year. Current accountant is retiring, we are using pay HOA.

May change banks to enable the use of online services. They specialize in working with HOAs

Will email Motion to change banks once final information, as requested, is received.

**Architectural Control:** Jess Cahill and Craig Pedersen

Don't forget to check emails about ACC submissions. Reminder in newsletter

Still working on Front Yard fence policy: still working on the parameters for this; will contact the homeowner who first asked and see if they have suggestions.

Xeriscape landscape policy: Craig learned via CoHope meeting that there are other HOAs working on this and will try to work with them to achieve a working policy that meets state guidelines, etc.

Current Violations in the docket:

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

Complaints about the broadband installation. The Direct link phone contact information was in the newsletter. HOA had no control of this. Eminent domain.

**Grounds and Landscapes:** Jim Bruzas

Considering trying to get volunteers to help as well as bids for tree trimming since past contractor quit. Trimming would be after the leaves are all off the trees.

Requests for volunteers in newsletter, email, website will continue. So far – no bites. Help!!!

Sprinkler blowout this week.

**Courts and Website:** Jason Rogers

**Newsletter:** Newsletter was sent to all residences October 1st. Please send articles to include to Craig – for the next newsletter. As always, many thanks to Lisa Weincek for editing it all! Have received thanks from a few residents for the newsletter.

Meeting adjourned: 9:00 PM

**Next Board meeting: Thursday, November 16, 8:30 PM Zoom format**

**Respectfully submitted,**

**Eileen Parker**

**Secretary to the Board**