

THE DUTCH CREEK VILLAGE HOA
MINUTES of the MASTER BOARD OF DIRECTORS' MEETING

February 20, 2025

ZOOM format

SUMMARY of Key Actions Taken:

1. Minutes of January 2025 Board Meeting approved
2. Budget planning for 2025-26 year continues, March meeting finalized
3. Insurance for HOA to be decided later for change to take place by July 1.
4. One ACC violation will be sent as soon as possible.
5. Annual Meeting: April 17th, 7:30 PM, via Teams format.

President, Craig Pedersen, called the Zoom meeting to order at 7:31 PM

Quorum met by attendance of 6 Directors.

Attendance:

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

Absent: Jessica Cahill

Secretary: Eileen Parker

Homeowners & Homeowner's Forum: Crystal Siljenberg, W Weaver Ave., just listening in

Minutes of the October 2024 Board of Directors' Meeting: Craig asked for voice vote or show of hands to approve the Minutes of the January meeting as distributed to Board members prior to the meeting. Unanimous approval. Rogers will post on the website.

Finance Report: Kendra Conrad

Due to illness, Craig has been unable to work with Kendra to finalize the proposed budget for Director review. Proposed budget will be distributed to Directors as soon as possible to review prior to the next meeting (March 20th.)

Craig and Kendra will get the annual dues/trash invoice prepared to be sent out ASAP.

No report yet for January from PayHOA.

Insurance Search: John Wilber

Bids run from about \$9400 to \$11,700; trying to get each bid with same coverage so as to make better comparison.

Discussion: Consensus decision is to change insurer due to difficulty of communication with the present agent and the company's specific demand for HOA to change the link size of the chain link fence which appears to be arbitrary on their part. June 30 is the last day of our current coverage. Also, the most comprehensive bid with the best communication so far has been from State Farm Insurance agent who lives in Leawood. If deemed the best coverage for the price, directors agreed that would be optimal choice.

Pool: Jason Fish

Jason will get the name and contact information of the plumbing/boiler company (Hart) to all the Directors in case of emergency. There is a warranty in effect and work should be done by this company because of that.

Craig: Add Steve O'Day and Greg Shirley to Google Doc list of Pool equipment volunteers. They both were helpful in the past.

Courts/Website: Jason Rogers

Still trying to get cement contractor to respond and commit to repair work on spring calendar.

Website is up to date after posting of the January Minutes as approved.

Grounds/Landscaping: Craig Pedersen

Powell Restoration, Inc. will begin in April. *NOTE:* They will clean up the broken limbs that came down in the wind storms after the tree trimming done in the Fall (at least one bunch behind the first two homes to the N of W Weaver Ave. entrance.)

Tractor maintenance is to be done every other year, per Jim Bruzas, as determined by the usage and past history.

ACC (Architectural Control Committee) Craig Pedersen

There is a house we fear is abandoned on Lamar Ct. Due to frozen and burst pipes there looks to be considerable damage. Given that this could be a problem with resale &/or resident/mortgage company/insurer's acceptance of responsibility, Craig recommended that the HOA file an ACC violation to be on record in case the HOA needs to assume yard maintenance this spring/summer. Thereby, more likely able to recoup expenses. Directors gave approval. John Wilber will send the violation this week.

Miscellaneous business:

Eileen asked the Directors to send her requests for HOA informative articles they'd like to see in the newsletter. She and Lisa will write them, if needed.

Annual Meeting: Will continue with holding the meeting on the scheduled Board meeting night as done last year. It will be in the March newsletter. Discussion: Try TEAMS format as available through Kendra and renew \$160 cost of Zoom can be saved. Will try this format at the March Board meeting.

Meeting adjourned 8:00 PM

Next Board meeting: Thursday March 20th, TEAMS format

Respectfully submitted,

Eileen P Parker, Secretary to the Board of Directors