

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

March 20, 2025

TEAMS format

SUMMARY of Key Actions Taken:

1. Minutes of February 2025 Board Meeting approved
2. Proposed 2025-26 Budget was reviewed and approved by consensus
3. No response from homeowner re: ACC violation letter sent after February Board meeting.
4. Current Board members, Kendra Conrad, Jason Flynn, and Craig Pedersen will stand for re-election at the Annual Meeting. No other volunteers have come forward; but nominations can be taken at the meeting.
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 5 Directors.

Attendance:

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

Absent: Jason Rogers and John Wilber

Secretary: Eileen Parker

Homeowners & Homeowner's Forum: None

Minutes of the February 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. Approved.

Finance Report: Kendra Conrad

*Email was sent out regarding incorrect mailing address sent with the Annual Dues/Trash Collection invoice.

*Second year of no payment from 2 homeowners. Per Policy can be sent for collection. Hoping that payment is made with this year's dues/trash invoice.

*Kendra screen shared the Proposed Budget for 2025

*Key Changes:

1. Budgeting process reflects change to show all expected excess income to be put into Reserve Funds or Major Repairs & Improvement Funds. Effective change is 20% into Major Repairs and Improvements and 10% into Reserve. Consensus agreement that this is a good idea. Plan is to have a Reserve Study done in 2025.

2. PayHOA is working well for accounting and want to continue. QuickBooks subscription will be canceled.

3. Recommendation from Craig and Kendra is to pay for the landscape re-do at the major entry ways into the community from the Major Repairs and Improvements fund as these projects fit in this category. Agreement by consensus.

a. Plan is to meet with Filing 3 President and discuss the entry way at W Euclid Dr and S Marshall Ct for a written agreement of responsibility; as this is not an entry from a street outside of Dutch Creek Village. There seems to be no written document of agreement for landscape responsibility specifics.

b. W Caley Pl will not be redone at this time as it is newer than the others and still looks fine, overall.

c. Powell (new landscape contractor) will submit designs for Board to choose from for the entry areas at S. Marshall Ct, W Hoover, and W Weaver Ave. General idea is to put in water-wise plants that provide color throughout the seasons – at least in the growing season – that are low maintenance.

4. Budget was approved by consensus.

Insurance Search: John Wilber, absent

Tabled for May Board meeting

Architectural Control Committee (ACC): Craig Pedersen and Jess Cahill

There has been no response to the violation notice sent to the home on S Lamar Ct which is seemingly abandoned. Will continue to follow the Violation Policy.

Pool: Jason Fish, discussion during Budget review

Water use at the pool was significantly less this year with the new plaster in the pool. The work done likely saved on the chemical usage as well. NOTE: need to get a calendar plan in the Major Repairs/Improvement Fund records for future replacement to try to avoid waiting too long next time.

Grounds/Landscaping: Craig Pedersen, discussion during Budget review

Lawn Doctor, past contractor for mowing and sprinklers, snow removal finally submitted an invoice. Could still have some snow removal for April/May.

Will need a new contractor for snow removal (S. Marshall Ct to Open Space sidewalk) and Craig has leads.

Miscellaneous business:

Waste Connections change of service day and recycle schedule information will be in the April newsletter. As well an email will be sent out.

Annual Meeting: 7:30 PM Thursday April 17th via TEAMS format

*Emails will be sent regarding this (Dues invoice had "Thursday April 18th")

*Terms end for Craig, Kendra, Jason Flynn. They each said they will stand for re-election. No volunteers have sent intention to the HOA website. But nominations will be taken from at the meeting, if any.

Meeting adjourned 8:17 PM

Next Board meeting: Thursday May 15th, TEAMS format

Respectfully submitted,

Eileen P Parker, Secretary to the Board of Directors