

Dutch Creek Village Filing 3 HOA Inc Annual Members Meeting @CHS March 21,2017

Meeting called to order 6:48 pm with quorum met as 12 persons in attendance.

Steve Murray, our outgoing president indicated he is moving to Wisconsin in several months. He presented an overview of the HOA to new members in attendance. He also mentioned our current Secretary of the HOA, Brent Zimmerman, had a skiing accident last Saturday and has a serious neck injury and had surgery today. No timetable set for his return.

Steve presented 2017 budget and First Bank balances for operating account (\$35,000) and fence reserves account (\$35,000). \$70,000 total bank balance. Discussed \$20,000 minimum reserves we should maintain for any unforeseen contingencies. \$50,000 would be the maximum we could spend in 2017 and still maintain proper reserves.

HOA had fence 2017 replacement bids between \$51,000 and \$84,000. Most desirable bids were in \$56k area.

One member suggested that homes around the HOA property perimeter 6' privacy fence pay a proportionately higher amount in the form of a HOA assessment. He suggested that residents with Perimeter fence derive higher benefit. It was also discussed by another member that all members of the HOA equally share the benefits of an attractive fence in the form of higher market prices on their homes.

Also discussed was the possibility of having an professional HOA manager handle the accounting, covenant control and architectural control now being handled by our volunteer officers and board. We did not have a current quote from an HOA manager but a prior Treasurer got a quote of \$20,000 minimum per year. Based on 59 homes in our HOA, that would be around \$340 per home in additional dues. Most HOA managers want a much larger HOA. This was discussed last in 2015 when our DCV Master Association considered a merger with us. Another member also mentioned that the HOA still is required to have its own board of directors even if they use an HOA manager.

HOA election of officers, board members & committee members was held. Results were as follows...

President—Kim Roelfson

Treasurer—Chris Roelfson

Secretary—Brent Zimmerman (recovering from accident)

At-large board member—Brandon Pham

At-large board member—Bill Burk

At-large board member—Angela Bauermeister

2017 HOA dues paid by all but 9 members. Theresa Dickson, independent accountant, switched billing from mailing invoices to email invoices so there are delinquencies based on the switchover.

Further discussion of the fence bids by Bill Burk. Recommendation made that HOA go with a stronger type of steel posts called Postmaster steel posts by Master/Halco. Much stronger than wooden posts and can go 25 years. Somewhat more expensive (about \$6k) but would eliminate expensive post replacement & repairs. HOA has spent \$6,800 on (rotted or damaged) post replacements in past five years. Three-rail system also recommended to provide higher wind velocity rating and prevent excessive warping. Premature aging of pickets could be reduced by staining both sides of pickets.

Considering high cost of fencing but realizing we only get one shot to do this correctly, it was voted on to postpone the fencing work until 2018 when the fence reserve reaches the desired level. Bill Burk and Chris Roelfson will work on obtaining firm bids and possibly let several other contractors bid as Chris is in the contracting business.

One member suggested that the height of the 6' privacy fencing on South Pierce St be raised from six foot to eight foot. This will be considered although there may be an issue of finding 10' metal fence posts. Most homes along S Pierce have lower elevation than street level.

One member suggested that the Master Assn be asked to contribute to the fence project given residents in Filing 2 (W Calhoun, W Euclid & W Hoover) all benefit from having a new attractive fence along S Marshall even though they are not in our Filing 3.

Meeting adjourned at 8:16 pm.

Minutes taken by Bill Burk

