

THE DUTCH CREEK VILLAGE HOA
MINUTES of the ANNUAL MEETING

April 18, 2024

Zoom™ meeting format

President, Craig Pedersen, called the Zoom meeting to order at 7:32 PM

Attendance:

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

Absent Directors: Jason Fish, John Wilber

Secretary: Eileen Parker

Newsletter Editor: Lisa Weincek

Seven Homeowners: Gordon Brinkley, Daniel Cahill, Shari Corso, Mike Hale, Frank McKinney, Raina Powell, Lynn Swanson

Proxy votes of 21 other homeowners were held by: Kendra Conrad, Jason Rogers, Craig Pedersen and Jessica Cahill.

Quorum of 10% of 184 homes: Met, with proxies and attendance

Directors of the Board Introductions: Each Director introduced self --giving current Board Position and area of responsibility on the HOA Board of Directors.

Approval of Minutes of the 2023 Annual Meeting: Though approved by the Board of Directors in 2023 to allow for posting on the website, the final approval was given with Motion to Approve, seconded, and show of hands or voice.

Election of Directors: Terms for Jason Fish and John Wilber are up with this Annual Meeting. No other volunteers have come forward to stand for election. Both Jason and John have agreed to continue if needed. No volunteers stepped up during the call and no nominations were made from the floor. Both men were unanimously reelected by show of hands or voice.

Financial Report/Budget: Kendra Conrad

Kendra shared that the changeover of our finances to PayHOA is going well. She and Craig have worked to project the contracted expenses as well as the estimated expenses and the income for this year's Budget. The Directors approved the Budget at the March Board meeting. She shared her screen with the attendees and explained the major categories. Some increases are expected in several areas; but also, some savings with switch to PayHOA and ending Quick Books subscription fees. We continue to plan ahead for potential repair and improvement needs such as the sprinkler line from Coalmine to the Pool which goes under Euclid and will need to be fixed with an estimate of \$25K. There are other sprinkler

issues in this aging system. The budget includes the set asides for Major Repairs and Improvements such as the resurfacing of the pool which is to take place this spring. Those funds come from the dues over the years with plans to not have to do special assessments.

The reports are on the HOA website.

The Board intends to continue to look for cost-savings wherever possible. One of the biggest expenses is water usage. Therefore, more efforts will be made to conserve water; with plans of change to xeriscape type landscaping where possible now and into the future.

The Financial Review will be done this year. Due to the changes to PayHOA and the CPA's retirement, this was not done last year.

Architectural Control Committee (ACC): Jessica Cahill

Most of the repairs from the hail storm(s) of 2023 have been completed; but a few are still in the works. Starting to get requests for painting, etc.

Pool: Craig Pedersen in Jason Fish's absence:

The pool resurfacing is to be done in May and allow time for opening as scheduled for Memorial weekend. However, that could change if other issues delay the opening such as repairs that can't be foreseen.

The signs with rules, etc. at the pool need to be redone/updated. Raina Powell volunteered to take care of this for the HOA. Cost to be borne by the HOA.

NO Grills, NO Glass, NO smoking of any kind, NO alcohol

*NO WATER BALLOONS AT THE POOL EVER! – CLOGS UP THE FILTERS AND ends up in the grass and in the mowers, etc.

Grounds and Landscaping: Craig Pedersen and Jason Flynn

The contracted mowing company will also do the landscaped bed cleanups as well as the other mulching (trees.)

Craig and Jason will oversee the Grounds and Landscaping for this year. Jim Bruzas will help as he has time. John Wilber and Arne Birkeness are also helping on this committee. Dianne O'Keefe is overseeing the flower beds with authority to start using low water need perennials as much as possible.

DIRECT LINK contact for damage related to their installation: Gene Bennet of the Permit Construction Dept of Jefferson County.

Update on the Pierce St Improvement project and our community streets: Lisa Weincek was told that Filing 3 streets are on the list for repairs this year and not other streets in DCV. No one was told why some of Pierce St was repaved this late winter; but it would appear that it was a stop-gap measure and not likely part of the total improvement project. But, we don't know.

Newsletter: Craig thanked Lisa Weincek for taking on this task. Some of the residents in attendance also expressed appreciation for the newsletter.

Tennis/Sport Court and website: Jason Rogers

PLEASE people only. NO dogs, bikes, skateboards, black soled shoes, etc. are permitted on the courts! The surface can be damaged unnecessarily by these. Nets are not for sitting on or for handling in anyway. The height of the net is workable for both tennis and pickle ball.

The court improvements have helped as not needing annual maintenance. However, they aren't "forever courts" and will need maintenance with an acrylic topping within the next few years, probably.

The East gate to the courts has the sidewalk and is only gate in use at this time. The plan is to use the east gate only and the west gate as a backup.

The concrete around the Basketball post needs repaired. This shouldn't be an annual budgeted item; but plan to get it fixed this summer.

Website: PLEASE register to get email notices and let your neighbors, especially anyone new, know to do the same.

User friendly – please use dutchcreekhoa.com for questions, contact information, Directory, etc.

Update your contact information on this site, too. The most efficient way to reach homeowners with announcements is via email. We need your current email address.

Street Repairs needed: Kay Loundagin brought up the need for major pot hole/street damage on Marshall as well as other streets, at least in Upper Dutch Creek. Residents were advised to contact Street and Bridges Dept. at Jeffco and ask their neighbor to do the same, ASAP. More complaints sometimes get more attention than a single report/complaint.

NEXT Board of Directors' Meeting: Third Thursday of the month – May 16th, 7:30 PM, via Zoom

Meeting Adjourned at 8:28 PM

Respectfully Submitted,

Eileen Parker, Secretary to the HOA Board of Directors