

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

June 20, 2024

SUMMARY of Key Actions Taken:

1. : Mike Hale volunteered to get estimates from contractors for lawn mowing and routine landscape needs.
2. Farmers Insurance policy has been extended for another year. Board needs to try to find another insurer, if possible. Farmers Insurance is requiring the chain link fence that still exists at the pool to be changed to one with 1.75-inch openings instead of the 2" as it is now. A volunteer to get bids would be appreciated.

President, Craig Pedersen, called the Zoom meeting to order at 7:30 PM

Attendance:

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

Absent: Jason Flynn and Jason Rogers

Committee Chairmen: Eileen Parker, Secretary; Lisa Wiencek, newsletter editor

Minutes of the May 2024 Board of Directors' Meeting: Motion to accept as emailed prior to the meeting, seconded. Approved unanimously

Homeowners & Homeowner's Forum:

Crystal and Benny Siljeborg, W Weaver Ave: Crystal told the Board that she is requesting, via certified mail, the Minutes of Meeting, Financial Records, etc. which are not currently on the website. But also wants to speak to agenda items as discussed.

Craig Pedersen & Eileen Parker & Kendra Conrad addressed possible missing documents on the website as likely just not posted due to Webmaster's time issues; but there has been a lag in the financial posting in 2023 due to accountant quitting and the changeover to PayHOA and a new system.

Diane Pape, Kara Norick, Kelly & Norm Parrot – W Weaver Ave

Erin Arbour, Dan Cahill, Mike Hale – S. Lamar Ct

All expressed desire to speak when the agenda item or items are discussed instead of now.

Treasurer's Report: Kendra Conrad

*Almost up to date with all the changes needed to switch to PayHOA and that bank system (AAB Bank.)

The Reserve accounts are still at Vectra Bank, getting the standard interest rates.

*Showed the Balance Sheet and Budget Balance to date via Screen Share and answered some questions.

Assets look good but almost all of the expenses are incurred between May and closure of the pool which is winterized in September after Labor Day. Sprinkling (water use) can continue into October.

Newsletter expense is only for the cost of mailing to each residence (a total of \$66/month.) The company which formats and prints the newsletter, Newsletter Connections, profits from the advertising that they sell.

\$4400 was the cost of the pool resurfacing which was done in May.

*Reserves plan should probably be updated as it has been a couple of years since it was last studied.

Grounds/Landscaping: Craig Pedersen

*The contractor for lawn mowing, etc., agreed to more tasks this year but has not followed through.

*Sprinkler issues at the pool and Hoover/Pierce and Tract F have been repaired. Will continue to monitor.

*Mike Hale volunteered to get contractor estimates to do the work that needs to be done.

ACC (Architectural Control Committee) Jess Cahill

*Hail damage repairs continue

*Violation Notice from complaints on residence on S. Newland will go to the Board members for approval to send

*Addressed survey which was announced in June newsletter (online survey): Will be addressed in the July newsletter

Craig and Jess stated that they wanted a survey to help determine how much oversight the residents want. There are those who want the ACC to strictly enforce the covenants and there are those who seem to prefer there be no HOA at all.

Craig has started to get information from property management companies for the cost of services they provide to HOA communities. He is working with Filing 3 to share information found; as well as their experience with current company. Question: how a decision would be made and how residents would have input.

Pro and Con support from homeowners in attendance for a Property Management Company or any other kind of oversight other than the historical volunteer set up.

Pool: Jason Fish

*There has been a few after hours trespasses to date

*Security at the pool with cameras exist as is.

*Historically, the troublemakers at the pool have been teenagers. We continue to deal with this.

Insurance: Craig Pedersen

*Kendra to get the Farmers' Insurance to continue was able for another year. The issue was their claim that our Hoa had not responded to requests from them – but contention is that they lost the information we sent. It was sent. The big issue seems to be that they want the chain link fence replaced for “security reasons” as they now require a 1.74-inch opening and not the 2 inch that now exists!

*There are very few insurances companies who cover HOAs now. We did get a bid from another company last year and will pursue that as well as try to get bids from others prior to renewal. And get bids on replacing the fence.

Volunteers to get bids would be appreciated.

Miscellaneous:

*Dee Pape thanked the Board for initiating the newsletter once again. Others also expressed thanks.

*Question in Zoom chat: Residents need to be communicated with prior to violation notices sent.
Answer: More times than not, they are.

*Norm & Kelly Parrot addressed the issue of the clover lawn on W Weaver Ave (Siljenberg property) and their opinion that Covenants address the issue of maintenance and should be enforced.

Crystal Siljenberg expressed her belief that she is maintaining this type of landscape as it requires (white micro clover.)

Others opinions were expressed pro and con but this issue will be addressed as required in Policies & Procedures.

*Craig expressed desire to see compromise on this issue.

Meeting adjourned 9:09 PM

Next Board meeting: Thursday July 18th, 7:30 PM, Zoom format

Respectfully submitted,

Eileen Parker, Secretary to the Board