

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

July 18, 2024

ZOOM format

SUMMARY of Key Actions Taken:

1. Approval was given of the June BoD Meeting.
2. Continuation of bid gathering process for mowing/landscape maintenance.
3. Start process of insurance coverage search in September.

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

Attendance:

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

Absent: Jason Fish and John Wilber

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

Minutes of the June 2024 Board of Directors' Meeting: Craig asked for voice vote or show of hands to approve the Minutes of the June meeting as distributed to Board members prior to the meeting. Unanimous approval.

Homeowners & Homeowner's Forum:

Crystal Siljenberg, W Weaver Ave – no comments, just sitting in.

Treasurer's Report: Kendra Conrad

*Screen shared the P & L report as of end of June. Report will be sent to Jason for posting on the website. Comments: Two residents are in arrears; one has not responded to any of mailed invoices and we have no personal contact information other than address; other one has been in contact with Kendra and is responsive. Will continue the required process for collecting on these invoices.

*Discussion of the payment of \$3638.00 for insurance is only for 6 months. Though State Farm agreed to continue our coverage for an additional year, the next payment is due in February. Can be cancelled prior to that if we can another company to agree to cover the pool, etc. Decision was made to begin search for a different insurance carrier in September.

Grounds/Landscaping: Craig Pedersen

*Mike Hale has had some success in getting contractors to respond to his inquiry for bids on the mowing, sprinkler upkeep, tree pruning, and other landscape maintenance needs of the HOA. Estimates to date are in the range of \$40K for regular annual work; but would be more comprehensive than past contracted work. These estimates do not include work on the entry ways at tree trimming.

*Estimates of work on sprinkler system so far are running about \$50K. However, this sprinkler fix/update of system can likely be done zone by zone and in steps (year by year.) But no one has put in an official bid as of this date.

ACC (Architectural Control Committee) Jess Cahill

*One Violation notice has been sent by certified mail. Craig reported that the homeowner has responded asking for more details.

*Craig shared information of complaint from Filing 3 via Steve O'Day requesting response from the Master Association regarding what they perceive as unkempt areas of the landscaping around Filing 3. Seems that part of the concern is that they have a harder time enforcing their Covenants related to upkeep of landscapes due to the Master Association's areas of responsibility not being cared for to the degree that they expect from their homeowners.

Question was asked as to why the Master Association has responsibility for any of the landscape areas of Filing 3. Eileen Parker stated that her recollection is that the decision was made by the Board, at the time, that the Homeowner's in Filing 3 pay the same dues as do the residents of Filing 1 & 2; therefore, were due the same services. She will attempt to find the Minutes of meetings which addressed this issue and try to have it to the Directors before the August meeting.

Pool: Craig Pedersen in Jason Fish's absence

*Homeowner from Filing 3 has been helping oversee the pool. No major issues have been reported.

*Craig stated that sprinklers at the pool could still be an issue but perhaps due to the drought, the standing water hasn't been reported as a problem this summer.

Courts & Website: Jason Rogers

*Patch/Resurfacing of the concrete around the Basketball hoop was delayed from initial estimate of contractor for 2 weeks ago. Not sure exactly when it will be done.

*East gate is working but is not closing without firm closure. Jason Flynn will take a look at it and see if it can be fixed. Jason Rogers and Craig offered to help if needed.

No additional business or concerns.

Meeting adjourned 8:12 PM

Next Board meeting: Thursday August 15, 7:30 PM, Zoom format

Respectfully submitted,

Eileen Parker, Secretary to the Board