

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

August 15, 2024

ZOOM format

SUMMARY of Key Actions Taken:

1. Approval was given of the July Board of Director Meeting Minutes.
2. Seeking one more bid for mowing/landscape maintenance contract for 2025-26.
3. Contract approval for Tree trimming to be done this year.
4. Discussion of asking for homeowner volunteers in 2025 to "Adopt an Entrance flower bed" with water-wise planting.
5. Pool will not be kept open beyond the planned September 2nd date due to additional costs and historic low usage after Labor Day. Intention: survey residents next year in early August related to pool usage after Labor Day.

President, Craig Pedersen, called the Zoom meeting to order at 7:33 PM

Attendance:

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

Absent: Jason Fish, John Wilber, Jason Flynn

Committee Chairmen: Eileen Parker, Secretary

Due to absence of Kendra Conrad at start of the meeting, agenda was taken out of order.

Homeowners & Homeowner's Forum:

No other homeowners attended

ACC (Architectural Control Committee) Jess Cahill

*One violation notice is now into the 2nd 30 days; therefore, procedural follow up is next. Decision was made to include notification that the violation is also in violation of County zoning code.

*In light of several emailed requests from Filing 3 homeowners regarding notice of violation that have been received, Jason Rogers will change the website forms to begin with the identification of Filing #. If Filing 3, then a pop-up will occur which gives the Filing 3 contact information for their ACC/Property Management Company, etc. Purpose is to save time all around.

*Due to intimidating and aggressive behavior from some residents when contacted by individuals, Craig is looking into other options such as hiring a Property Mgt company for Covenant Enforcement. Still very preliminary. Directors are in agreement that this is a possibility.

*Possible violation letters to be sent for unsightly front yards (weeds.) Discussion led to adding verbiage asking if help to clean up was needed as we do have a few residents who have volunteered to help if notified.

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

Finance Report: Craig Pedersen and Kendra Conrad

*PayHOA report was not received prior to this meeting so can't be shared; but will be posted on the website.

*Water bills seem to be considerably higher this year; Kendra will study to see if can determine problem areas.

Courts/Website: Jason Rogers

*Asked whether or not the tree trimming bid included cleaning up and taking out trees/brush/weeds between the fence at the courts and the retaining wall as it needs to be done. Since it wasn't included, Jason will try to get in there and get it done. There is one tree growing that has become quite tall already.

*Craig noted that other communities are having issues with websites that aren't nearly as complete as ours. BIG THANK YOU TO JASON!

Grounds/Landscaping: Craig Pedersen

The following decision was made between the July and August meeting and voting was done in the website Board of Directors' vote link.

Motion: Hire Columbine Tree Service to trim the trees and remove many of the juniper bushes in the DCV common areas with work to be completed, approximately, between September and November for the contracted amount of \$18,105.

In favor: Pedersen, Cahill, Fish, Flynn, Rogers, Wilber. Conrad voted no only because she thinks it could be spread out over the next few years. Motion passed.

*Mike Hale presented 3 bids for trimming the trees in the common areas of all 3 Filings. The high bid was from Weston for \$40K+, Bear Creek Tree Service for \$20,340, and Columbine Tree for _____.

Discussion:

*Get the trees, including the fruit trees done this Fall or some now and some next year. OR do them all now and set aside funds in next five years for the next time it will need to be done. Prices from last year to now have already gone up 10%. Bids would need to be sought again in the following years.

*Budgetary concerns – sprinkler replacement/repairs not needed this year, no expense on entry way flowers this year due to the contractor not following through with the clean up there. With what was budgeted, we are very close. There is money that can come from Reserves with plan to rebuild that reserve in addition to planning for this expense again in about 5 years.

*A large part of the bid is for removal of worn out and damaged junipers in Filing 3 entrances. This will help get this part of the renovation of the entry way areas started.

Landscape Vendor bids are still being sought; but two already received. This will be for next year in place of a current contractor whose work has not been satisfactory!

Pool: Craig Pedersen in Jason Fish's absence

*Boiler issues possible. Water temperature was cooler; seems the temperature control may not be working properly. Being investigated.

After discussion of extending Pool use beyond scheduled September 2nd, 9 PM closing, Directors voted to continue with scheduled closing due to the following concerns: historic low use after Labor Day, cost of \$675-\$700 per week for pool care/water; possible continued boiler problems.

No additional business or concerns.

Meeting adjourned 8:25 PM

Next Board meeting: Thursday September 19th, Zoom format

Respectfully submitted,

Eileen Parker, Secretary to the Board