

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

October 17, 2024

ZOOM format

**SUMMARY of Key Actions Taken:**

1. 2025 landscaping contract approved.

**President, Craig Pedersen, called the Zoom meeting to order at 7:35 PM**

**Attendance:**

*Board of Directors:* Craig Pedersen, Jessica Cahill, Jason Flynn, Kendra Conrad, Jason Rogers and John Wilber

For this meeting: John Wilber, Secretary

**Homeowners & Homeowner's Forum:** None present.

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

**Finance Report:** Kendra Conrad

Reviewed September financial report. No unusual activity this past month. Low expense month.

**Pool:** Craig Pedersen

Pool is drained and the cover is on. Craig and John will remove the water meter and winterize the tractor in the next couple of months.

**Grounds/Landscaping:** Craig Pedersen

Sprinklers will be off as of Oct. 1

Board informed of sprinkler problems for Tract F that will be addressed with start-up in Spring 2025.

Tree trimming began in September. Should be completed during next couple of months. Construction on Pierce has delayed access to trees along Pierce. Fruit trees being put off until late 2024 for healthy trim after leaves are gone.

Landscape contract for 2024-25 was discussed. After discussion the contract was approved unanimously.

Construction on S. Pierce Street with all the sidewalk and ADA compliant changes is still almost complete, but causing issues with our sprinklers and landscaping at the entrance ways along S. Pierce St. Will try to work through contractor to resolve issues. The city contractor should be liable for the cost of this labor and parts of damage due to traffic light installation at Pierce and Weaver.

Street light at Caley and Pierce, that the contractor claims is not a Jeffco installed device, was removed during ADA sidewalk work and could not be relocated due to pole being cracked due to weathering. Board will follow up with Arne Birkeness, resident of Filing 2, who is following up with the Jeffco authorities to replace the light.

**ACC (Architectural Control Committee) Jess Cahill**

One painting complaint was discussed and no violation will be issued.

Changes to the Architectural request form were discussed to require more information be provided if changes are being made to the appearance of a property.

Two previous violation notices were resolved.

**Courts/Website: Jason Rogers**

Basketball court cement work was done; Holding off on rest of payment as the repair work was poor. New repair may be pushed to Spring.

No additional business or concerns.

Meeting adjourned 8:14 PM

**Next Board meeting: Thursday January 16th, Zoom format**

**Respectfully submitted,**

**John Wilber, Acting Secretary to the Board**