

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

January 16, 2025

ZOOM format

SUMMARY of Key Actions Taken:

1. Minutes of October 2024 Board Meeting approved
2. Budget for 2025-26 year underway
3. John Wilber will review bids for insurance received and make recommendation to Directors
4. Craig Pedersen has assumed Greenbelt/Landscape manager; but will step down as President after Annual Meeting.

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

Attendance:

Board of Directors: Craig Pedersen, Kendra Conrad, Jason Rogers and John Wilber

*Dan Cahill attended for Jessica Cahill

Secretary: Eileen Parker in attendance

Homeowners & Homeowner's Forum: None present.

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

Finance Report: Kendra Conrad

Craig and Kendra have begun the Budget review process and will make report in February, with final decision and approval of the Board at March meeting.

CPI increase as of Jan 1 2025 = 3.2%; so dues is likely to increase by 3.2%. With the increased costs of most services, a tightening of the budget is indicated. We will continue to ask for volunteers in the newsletters.

No updated Pool contract received as yet.

Kendra will check to see if we received letter from Waste Connections related to continuation of the additional 1% charge that is a State mandated fee; as well as the notice of increase (not to exceed 4%.) The current Service Agreement with Waste Connections is valid until March 31, 2027.

John Wilber volunteered to review all the insurance company bids received; try to get same information from each to make better decision. Then, he will bring it to the Board. To date, we do have 3 bids. It seems an annual cost of about \$12K is what we are looking at (up about \$5000 over current; but they don't want to renew us.)

We will have had a full year with banking through PayHOA as of April 1st. So far, Kendra is satisfied with the services.

Grounds/Landscaping: Craig Pedersen

Craig is willing to continue as the Greenbelt/Landscape Manager as he believes he does understand what all that entails after almost 2 years of working with Jim Bruzas; and past several months on his own. But he will not continue as the President after the April Annual meeting.

The broken tree branch at fence area by Dale Cloud's home as well as the tree branches on the ground behind Frank McKinney's yard were not there when the Tree Trimmers finished the job. Eileen will contact Frank and Dale to ask about those issues.

The damaged tire that someone left on the N side of W Weaver Ave in the past couple of weeks, will need to be picked up. Craig or John will try to get it soon.

Craig has concerns with Tract F Sprinkler hookup situation and will try to figure that out ASAP. Also, the sprinkler patch job that was done on Marshall Street is likely to need a more permanent remedy. The new Landscape contractor has plans to work on all the entry ways but the details aren't delineated.

ACC (Architectural Control Committee) Dan Cahill

Currently no new applications or violations.

Courts/Website: Jason Rogers

Basketball court cement work repair/replace still needs to be done. Jason will continue to try to get acknowledgement of our place on the contractor's Spring list.

Website is up to date with October Minutes to be posted after this meeting.

Miscellaneous business:

Eileen will write an article for the March newsletter regarding the Annual meeting election of Directors for those whose terms end with the Annual meeting. If any current Directors choose to discontinue before their terms end, please let Eileen know ASAP. The two whose terms end this year, will need to let the Board know in March if not sooner.

Meeting adjourned 8:07 PM

Next Board meeting: Thursday February 20th, Zoom format

Respectfully submitted,

Eileen P Parker, Secretary to the Board of Directors