

## **DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION**

Special Meeting of the Members September 23, 2020

**Call to Order:** The Special Meeting of the Association Members was called to order at 6:16pm by Veris Simms, Vice President.

**Location:** Virtual meeting via Zoom

### **Attendance**

#### **Board Members Present:**

Aaron Reilly	President	512-769-6400	drpoa.president@gmail.com
Veris Simms	Vice President	720-220-5631	drpoa.vicepresident@gmail.com
Andréa Swenson	Secretary	612-201-0289	drpoa.secretary2020@gmail.com
Randy Jensen	Treasurer	303-8385117	drpoa.treasurer2020@gmail.com
Mark Ferguson	Roads & Grounds	720-403-3939	drpoa.randg@gmail.com

#### **Others Present:**

##### **Members at Large:**

Gail Hite & Todd Williams  
Seana Nestegard  
Tom Washburn  
Bill Martindale  
Jay Genender  
Dallas & AJ Ostrom  
Carl & Susie Price  
Rick Koth  
Doug Benning  
Cairon Moore-Simms

#### **Board Members Absent:** None

#### **I. Approval of the Agenda –**

- **Progress Report: Review and Evaluation of Governing Documents with Guided Walkthrough**
- **Present Timeline Leading to Final Approval of Revised Governing Documents.**
- **Fiber Optic Internet Presented by Pam Senjem**

##### **i. Additions to the Agenda – None.**

## DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION

Special Meeting of the Members September 23, 2020

- II. **Approval of Minutes** – Approval of the minutes from previous meetings were postponed for a later date.
- III. **Progress Report: Review and Evaluation of Governing Documents** - A Special Meeting of the Members was called to present a report of the recently completed review and evaluation of the **Declaration of Protective Covenants, Conditions and Restrictions for Douglass Ranch (CC&Rs)**. The CC&Rs come under the purview of the Association Members. Each Article and Section has been reviewed and evaluated by the Board of Directors along with the input of Association Members at large who attended the Regular Meeting of the Board of Directors between July 22, 2020 through September 2, 2020, including input on recent surveys.
  - **Note:** All determinations, proposed suggestions for revision, rewrites, or annotations will be submitted to the DRPOA Attorney, Kim A. Porter, for review. The final product therein shall be submitted to the community for final vote to be ratified at a Special Meeting of the Members.
- IV. **CC&Rs Guided Walkthrough** – A guided walk-through of the key articles and sections in the CC&Rs, highlighted and annotated for revision or rewrites, were explain and discussed at length. Note: A complete outline of the CC&Rs guided walk-through is available upon request. Contact [drpoa.secretary2020@gmail.com](mailto:drpoa.secretary2020@gmail.com).
- V. **Present Timeline Leading to Final Approval of Revised Governing Documents: Moving Forward** – A copy of the annotated CC&Rs will be emailed to the Association Members. Members are encouraged to contact their Board Member liaison to address questions or concerns or comment.
  - **Draft Ballot-Survey**– The ballot-survey with target questions specific to the articles, sections, and sub-sections discussed in the CC&Rs will be emailed to residences. Trends will determine what specifics will be included on the Ballot for revising the CC&Rs.
  - **Proposed Deadline** – Respondents will have until September 29, 2020 to turn in their survey to their Board Member liaison.
  - **Draft Ballot Finalization** – Finalization of Draft Ballot with final comments from the respondents will be completed between October 6, 2020 and October 20, 2020.
  - **Draft Ballot Results** - Based on respondents' feedback, a final copy of the ballot questions will be presented to our attorney for review,
  - **Official Ballot** – The official ballot with a companion information booklet will presented to Members at large for vote. These results will be presented to our attorney for final review before revising our CC&Rs.

## DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION

Special Meeting of the Members September 23, 2020

- VI. Fiber Optic Internet Presented by Pam Senjem** – Mrs. Senjem presented information regarding an opportunity from South Park Telephone to bring fiber optic internet into our community called, [The Staunton Area Broadband Fiber Optic Internet Initiative](#). Please read the minutes from [September 9, 2020](#) for complete details.
- **Grant Application** – Government funding is needed to build and install fiber optic internet. The following are key requirements:
    - i. **Commit & Agree** - This communicates to South Park Telephone we are willing to partner with them to bring fiber optic to Douglass Ranch. There is a Commitment Fee associated with the signed commitment form. The cost is \$500 or a partial payment of \$250.00 with a final payment of the remaining \$250 due upon receiving the grant. The deadline to send your commitment form with fee is due by November 15, 2020.
    - ii. **350 Signed Commitments** - As part of the requirement to the grant application process 350 signed commitment forms is needed. If the grant award falls through, the \$500 fee will be refunded.
    - iii. **Engineering and Feasibility Study and Fee** – This is a required element in the grant application process. Cost is \$3,000. The Study is ours to keep. If the grant award is declined this cycle, the study can be re-submitted next cycle.
    - iv. **Commitment Now is Cost Benefit** - Although, homeowners who initially missed the November 15, 2020 deadline, will have within the 2-years of the project build to sign on board. However, it's best not to wait. The cost to the owner to install after the fact is significantly higher ranging from \$1,300 to \$2000.

**Meeting Adjourned** – 8:00 pm.

**Submitted by** Andr a Swenson, DRPOA Secretary