

DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION

Minutes from the Regular Meeting of the Board of Directors

August 01, 2021

Call to Order: Meeting was called to order at 6:02 PM by Dallas Ostrom DRPOA President

Location: Virtual via Zoom

Attendance

Board Members Present:

| | | | |
|----------------|-----------------|--------------|-------------------------------|
| Dallas Ostrom | 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 |
| Todd William | Treasurer | 303-8385117 | drpoa.treasurer2020@gmail.com |
| Mark Ferguson | Roads & Grounds | 720-403-3939 | drpoa.randg@gmail.com |

Board Members Absent:

Others Present:

Members at Large:

| | |
|------------------------------|--------------------------|
| Randy & Tricia Jensen | Mike & Cathy Rheinberger |
| Dan & Corrine Graver | Pam Senjem |
| Aaron Reilly | AJ Ostrom |
| Dave & Marie Sanders | Magda Koth |
| Dave & Mary Adrian | Gary Jorgensen |
| Gary Lenhart | Robert & Kathryn Althage |
| Tom Washburn | Mark Wallace |
| Ken Siefert & Jeremy Spector | Price and Ellen Elam |
| Carl & Susie Price | Doug Benning |
| Jay Genender | Susan Festag |
| Charlie Williams | Jeff Hutchison |

- I. **Approval of the Agenda** – The approval of the meeting minutes from May 17, 2021 was postponed to the next regular meeting of the board.
 - **Additions to the Agenda** – Discuss Parking Violation.

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II. Old Business

- **Update on the distribution of the Firewise Handbook & Directory** – The Firewise Handbook and Directory has been distributed to all who submitted their request for a hard copy. Those who would like a hard copy may contact Dallas Ostrom.
- **Website** –
 - i. **The following was discussed**
 1. **Member Online Directory** - Remove the Bed & Breakfast from the list.
 2. **Firewise page** – Upload the .PDF copy of the Firewise Manual.
 3. **Aesthetics** – Include more photos of the Douglass Ranch neighborhood. Secretary, Andréa Swenson invited folks to send in their photos.

III. New Business –

- **Parking Violation** – Dallas Ostrom approached the subject of a parking violation at the Simms residence regarding their boat and one trailer which was not concealed from view as per our Official Development Plan (ODP), **Storage/Trash, Section A**. Mr. Simms assured that both will be taken care of promptly.
- **Storm Water/Pond Project** – The project requires civil engineering expertise. The committee members for the Storm Water/Pond Project are: Mark Ferguson, Gary Lenhart, Randy Jensen, Dallas Ostrom, and Todd Williams. Jefferson County will build a new culvert and realign the spillway for water to flow directly into the pond.
 - i. **Spillway** - The spillway is a part of the dam, however, the dam crest must be raised, in order to upgrade to current standards, as directed by the County.
 - ii. **Spillway bypass** – It was concluded that the bypass that runs north along the pond is rotting to the extent, legally, it can no longer be ignored. However, the expense to repair or rebuild the current bypass was estimated at \$600,000.00. Instead, it would be more cost effective to run the water under Douglass Ranch Dr. and directly into the pond, rather than repair or build a new bypass in the same location.
 - iii. **Jefferson County Agreement** - The County agreed to redirect the culvert under the road by realigning the outfall channel to run directly into the pond. This verbal agreement was dependent on DRPOA improving the spillway of the dam. This verbal agreement led to a formal agreement between JeffCo and DRPOA which was to be signed by the President and to-date, has not yet been signed and submitted. If we do not sign the agreement and do not implement the upgrade, the county will step in and perform the improvement to the dam themselves and charge the DRPOA for the project cost. This would be cost prohibitive for the DRPOA. Furthermore, if we do not perform the improvement ourselves,

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the DRPOA will be responsible for damage caused to both our property and subsequent damage downstream. Therefore, to avoid both the County stepping in to perform the upgrade and liability, the DRPOA must contract an engineering firm, in order to upgrade the berm (or dam) to current standards.

- iv. **Projected Costs:** Project cost ranges from \$150,000.00 to possibly exceeding \$500,000.00.

A. **Awarding Barr Engineering the Contract to Design the Dam.** – Of the proposals obtained, Barr Engineering was awarded the contract for the following reasons:

- Barr Engineering bid to perform the work at a 20% discounted rate.
- Projected 8 weeks' time to complete.
- The other proposal received required a geotechnical survey be completed by DRPOA and furnished to the proposer. This made their proposal cost-prohibitive, therefore, disqualified.
- The Storm Water/Pond Project committee negotiated the scope of work with Barr. The cost of the engineering and design fee of \$23,300.00 was negotiated down to \$19,800.00. Moreover, Barr will not require a geotechnical investigation. Any unforeseen expenditures or additional scope would need to be renegotiated. Part of the contract in the negotiation was that the CAD (Computer-Automated Design) File of the survey performed would be supplied to Barr Engineering by the official point of contact, Mr. Dallas Ostrom.
 - i. **Motion I:** Dallas Ostrom assumed the motion to award Barr Engineering the contract and move forward with the 30-day cost analysis.
 - ii. **Motion I Seconded:** Todd Williams
 - iii. **Motion I Approved:** Unanimously

IV. **Open Forum to the Members at Large** – Each Association Member was allowed 5 minutes on the floor for questions or comments.

V. **Future Action Steps** -

- **Mark Ferguson** - Mr. Ferguson will work with JeffCo on coordinating supply materials i.e. rip-rap for the project. They have agreed to aid in finding best pricing and discounts.

VI. **Adjournment** –

- i. **Motion II:** Dallas Ostrom moved to adjourn.
- ii. **Motion II Seconded:** Todd Williams
- iii. **Motion II Approved:** Unanimously

Meeting adjourned at 8:50 PM.

Board Action without a Meeting: Minutes for August 01 were approved January 06, 2022

Submitted by, Andréa Swenson, DRPOA Secretary

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