

Douglass Ranch Property Owners Association

Minutes of the Board of Directors

On

July 3, 2018

A Douglass Ranch POA Board of Directors meeting was held at Randy Jensen's home on May Long Court.

Attending:

Gary Lenhart	Office TBD	303-517-0406	Gary.Lenhart@plygem.com
Randy Jensen	Office TBD	303-838-5117	jensen5513@gmail.com
Veris Simms (Phone)	Office TBD	720-220-5631	vcvcsimms@gmail.com
Aaron Reilly	Office TBD	512-769-6400	aaron@avautomation.com

Absent:

Gail Hite	Office TBD	303-618-5072	ghite00@gmail.com
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Call to Order:

1. Call to order 6:10
2. February minutes approval
 - a. Gary move to approve
 - b. Randy second
 - c. Vote: un approval
3. March meeting minutes to be coordinated between Aaron and Gail
 - a. Send mine to her
4. Smith RV came in and left July 2nd per Rick Koth
5. Lot #2 McKnight
 - a. No plans submitted to us according to Rick K
 - i. "Not sure where they are with Jeffco" per Gary
 - b. Trailers have been moved
 - c. Mailbox is still tan instead of gray
 - i. Aaron – move to not address this at this time
 - ii. Randy Second
 - iii. Vote: app unan
6. Splitting of docs
 - a. Need 67% approval
 - b. Write an absentee vote letter for resident signature for or against to approve the split with no modifications at this time
 - i. Randy moves to have our attorney write the ballot
 - ii. Aaron seconds
 - iii. Vote unanimous
 - c. Gary to contact attorney to have them write and send us the ballot to distribute
7. Catholic retreat discussion

Draft for Approval

- a. Gary – Gail mentioned that she had concerns that the Smiths might sell to the retreat who is seeking an additional access to their property
 - b. Randy – Believes that Pod property is between them and the retreat
 - c. Potentially offer them a lease for access that covers snow removal and road maintenance for us if the Smith's property does adjoin them and they sell
 - d. Drake court is a private road
 - e. Douglass Ranch is county owned
8. Pond repairs
 - a. Still waiting on bids
 - b. Randy to call school district to get their contractor contact info to see if they can do it.
9. Forest management plan
 - a. Gary to contact Tom W for an update on the proposal
 - b. Per last email, we are waiting on the quote still
10. Set up a second neighborhood wide slash and chip
 - a. Targeting Aug 25-26 for chipping date
 - b. Aaron to contact fire department (guy I met on May Long...assistant fire chief)
11. Gary moves to rent B&B for annual residents meeting to improve relations with them to improve relations and shoot to ask if they would allow us to do some mitigation on their property.
 - a. Randy Seconds
 - b. Vote: un approval
12. Aaron moves to adjourn at 6:55pm
 - a. Gary seconds
 - b. Vote: un approval