

DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION

Minutes of Regular Meeting of the Board of Directors

September 02, 2020

Call to Order: Meeting called to order at 6:09pm by Aaron Reilly, DRPOA 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

Board Members Absent: None

Others Present:

Members at Large:

Doug & Barb Benning

Dallas & AJ Ostrom

Mike & Cathy Rheinberger

- I. **Approval of the Agenda** – No Agenda was presented.
 - **Additions to the Agenda** - None

- II. **Approval of Minutes**
 - Approval of June 29 minutes was dispensed for a later time to be reviewed with amendments via email. Once June 29 is approved then the board can commence with the month of August.

- III. **Continuing Business – Review and Evaluate the Declarations of Protective Covenants, Conditions and Restrictions for Douglass Ranch (CC&Rs)** – The remaining Articles and Sections of the CC&Rs were reviewed and evaluated starting from page 16, **Article VIII, Section 8.12 Diseases and Insects.**, to the final page 22, all sections of **Article X**. **Note:** All determinations and proposed suggestions for revision, annotated requests, rewrites, or updates will be submitted to the DRPOA Attorney Kim Porter for legal review. All references

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stating, “our attorney” or “attorney” from this point forward means DRPOA attorney, Kim A. Porter.

- **Article VIII, Section 8.12 Diseases and Insects.** – Request our attorney to add a provision for mitigating rats and mice stating to the effect, “...in a location or manner that may likely spread beyond the owner’s lot.”
- **Section 8.15 Mechanical Projections.** – Request attorney to strike the last sentence, “*Satellite dishes, exterior radio and television antenna shall not be permitted unless specifically approved by the Design Review Board.*” Replace with, “All mechanical projections (antenna, satellite or internet dishes, etc.) shall comply with the Douglass Ranch Design Standards and the approval processes defined therein.”
- **Sections 8.17 Declarant’s Exemption.** – Remove the entire section unless counsel advises otherwise that removal is illegal.
- **Propose a New Section 8.18 Recreational Discharge of Firearms.** – Based on attorney’s advice, if the removal of Section 8.17 is illegal then we will request the attorney to insert a new section that deals with the discharge of firearms within the subdivision employing the language for this restriction as defined by the Colorado Bureau of Alcohol, Tobacco, and Firearms (ATF).
- **Article IX Amendments, Section 9.1 Term: Method of Termination.** – Update this sentence, “...seventy-five percent of the total votes cast at an election held for such purpose...” to prior amendment consolidation.
- **Section 9.2 Amendments.** – Edit, “5 percent...” the percentage of votes cast to correctly state “75%” as stated in previous **Section 9.1**. Also remove archaic references to “Class B” or “Declarant.” Request attorney to consolidate all voting percentages to read “2/3rds” or “66.67%”.
- **Article X Miscellaneous, Section 10.3 Rules Against Perpetuities.** – Where it states, “...following the death of the last survivor of the issue of President George Bush, and the now living children of said issue, or until this Declaration is terminated,...” the context of its original meaning is uncertain. Mr. Reilly will email Kim Porter for an interpretation of **Section 10.3** overall and of **Section 9.1**.
- **Section 10.4 Rules and Regulations.** – Request the attorney to find all references which state “rules” and “policies” and employ a single term consistent between all Sections and other governing documents for Douglass Ranch.
- **Section 10.5 General Reservations.** – Request the attorney change the reference, “*Declarant,*” to “Douglass Ranch Property Owners Association,” adding at the end, “via amendments pursuant to **Section 9.2 Amendments** above as well as take the existing [Supplemental Correction to 9.2](#) and consolidate in the final draft of the revised CC&Rs.
- **End Review and Evaluation**

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IV. Future Action Steps –

- **Fiber Internet Presentation by Pam & Brian Senjem and South Park Telephone** – Aaron Reilly will send an email reply to Pam Senjem confirming that time will be allotted for her and representatives of South Park Telephone to give a presentation at the next regular meeting of the Board either Wednesday, September 09, or Thursday, September 10.
- **Mark Ferguson** – A meeting with an excavation contractor is planned for next Tuesday.

V. Adjournment –

- **Motion to Adjourn** – Aaron Reilly
- **Motion Seconded by** - Mrs. Swenson
- **Motion Passed** – Unanimously
- **Meeting adjourned** -7:59pm

Next meeting is set for Wednesday, September 09, 2020 at 6:00pm

VI. Board Action without a Meeting - The minutes for September 02, 2020 were approved March 23, 2021.

Submitted by, Andréa Swenson, DRPOA Secretary