

## Douglass Ranch Board of Directors Meeting Minutes 5/20/25

Board Members in attendance:

Wade Hiers

Paul Swenson

Jane Spooner

Members present:

Mike and Cathy Rheinberger

Yoanna Adrian

Members in attendance via Teams:

Kelli Jackson

Carl and Susie Price

Barb Pleva

Pam Senjem

Meeting called to order at 6:04pm

Jane made a motion to approve the agenda, Paul seconded. Motion approved by all.

Jane made a motion to waive reading the minutes from the April 17, 2025 Board Meeting and approve them, Paul seconded. Motion approved by all.

- **Egress Project Update:** Mike and Cathy Rheinberger provided an update on the egress project, presenting a draft contract from Elk Creek Fire Department for mitigating 7.6 acres in Douglas Ranch to reduce hazards. The project aims to thin vegetation to make exits more open and restore the dry mixed conifer wood forest.
  - **Insurance Coverage:** The contract includes insurance coverage provided by Elk Creek Fire Department for the project.
  - **Timeline:** The project has a defined timeline for performance, ensuring that the work will be completed within a specified period.

- **Contract Details and Payment:** Mike and Cathy explained that the contract with Elk Creek Fire Department includes a summary of work, timeline for performance, and payment details. The project is estimated to cost \$30,000, to be paid out \$10,000 per year over the next three years. Payments will be made as work is completed.
  - **Work Summary:** The contract includes a detailed summary of the work to be performed, including thinning vegetation and restoring the forest.
  - **Performance Timeline:** The contract outlines a timeline for performance, specifying when different phases of the project will be completed.
- **Community Involvement and Approval:** Mike and Cathy mentioned that the fire department would meet with individual property owners to discuss which trees need to be addressed. Property owners will have the final say on which trees are marked for removal. The project aims to make it safe for people to drive out of Douglas Ranch or for firefighters to get in during emergencies.
- **Treasurer's Report:** Paul provided an update on the treasurer's report, mentioning that the quarterly summary was shared last time and that he is working on getting the year-end 2024 report together. The board is also identifying a high-interest rate savings account for transferring funds.
- **High interest savings Account:** Paul and Jane discussed the possibility of transferring \$50,000 to a high-interest money market account that pays over 4%. The board agreed that the money should be split between the money market and a CD to ensure flexibility and stability.
- **New Stairs to Open Space:** Wade announced that new stairs to the open space have been completed by ASanchez. Jane and Wade will tackle additional cleanup work, including seeding and covering with straw to prevent erosion. A private property, no trespassing sign will be placed on one of the timbers at eye level to discourage use by nonmembers. The exception being the firefighters!
- **Open Space Rules Update:** Wade mentioned that the Open Space and Pedestrian Easement rules will be updated to allow dogs on a leash. A printed copy of the rules will be posted at the top of the stairs, and the updated rules will be included in the minutes and published on the website.
- **Draft Amendment for Recreational Vehicles:** Wade introduced a draft amendment to the design standards to allow short-term stationing of campers, RVs, and other recreational vehicles. The amendment proposes a three-day period before and after a trip for preparation and cleanup. The board seeks community

feedback before finalizing the amendment to ensure it meets the community's needs and preferences.

- **Community Feedback on Amendment:** Kelly and Carl expressed concerns about the draft amendment, emphasizing the need for more community input and clarity on penalties for non-compliance. Wade assured that the board would not enforce the amendment without community consensus and would work to modernize the rules while considering feedback.
- **Insurance Challenges:** Carl shared his experience with insurance challenges due to the neighborhood's single egress issue. He mentioned that despite extensive mitigation efforts, insurance companies have been reluctant to provide coverage. Wade offered to connect Carl with his insurance agent for potential solution
- **Barbara's Resignation:** Wade announced that Barbara Pleva has resigned from the board of directors. He expressed gratitude for her service and invited community members to forward names of potential candidates to fill her vacated seat.

**Jane made a motion to adjourn the meeting at 7pm, Paul seconded, approved by all.**

Follow-up tasks:

- **Egress Project Contract:** Send a copy of the egress project contract to Paul Swenson. (Mike and Cathy Rheinberger)
- **Egress Project Meeting:** Schedule a summer meeting with Ben Yellin from Elk Creek Fire Department to discuss the egress project with interested subdivision members. (Mike and Cathy Rheinberger)
- **High Yield Account:** Transfer \$50,000 to the high interest money market account. (Paul Swenson)
- **Open Space Rules:** Update the open space rules to allow dogs on a leash and publish the updated rules on the website. (Jane)
- **Board Vacancy:** Forward names of potential candidates to fill Barbara Pleva's vacated board seat to Wade. (Meeting Participants)
- **Insurance Agent Information:** Send Carl the contact information for the Allstate insurance agent. (Wade)

Jane Spooner

DRPOA Secretary

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