

DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION

Minutes of the Special Meeting of the Board of Directors
September 16, 2020

Call to Order: Meeting called to order at 6:16pm 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

Board Members Absent: Mark Ferguson.

Others Present:

Board Advisor

Tricia Jensen

Members at Large:

Pam & Brian Senjem

Doug Benning

Mike & Cathy Rheinberger

Guest from South Park Telephone:

David Shipley, Vice President

Karen Banta, Manager of Customer Care

Shawn Davis, Operations Manager

I. Approval of the Agenda –

- Fiber Optic Internet: Q & A with the Representatives from South Park Telephone
- **Additions to the Agenda – None.**

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I. **Fiber Optic Internet: Q & A with the Representatives from South Park Telephone –**

In preparation of this informational meeting, a set of interview questions, drafted by Randy Jensen, were submitted in advance to the representatives of South Park Telephone (SPT) to learn more in-depth details regarding [The Staunton Area Broadband Fiber Optic Internet Initiative](#). Some additional questions were added during the interview by members of the Board of Directors. The following are the responses from South Park Telephone representatives on these key talking points:

- **Permits & CDOT Right-of-Way** – Upon receiving the grant, SPT is prepared to file permits with the State, County, and Intermountain Rural Electric Association (IREA). Certain steps are required before a permit can be submitted to acquire permission to use the conduit installed on the CDOT Right-of-Way. Because permits have a life cycle, it is best to wait until the Feasibility and Engineering Study is completed and the full project area identified. Upon receiving the broadband grant, SPT is prepared to submit designs and file permits to install facilities within the Rights-of-Way managed by the aforementioned entities to build the infrastructure.
 - i. **Pole Agreement** – In the event installation is aerial, SPT already has a pole agreement with IREA. It is required that all poles of each dwelling within Douglass Ranch, intended for connect service with SPT, be submitted to IREA.
 - ii. **Communication with IREA CEO** - Mr. Shipley has been in close contact for two years with, IREA CEO, Pat Mooney. Mr. Mooney is aware of the proposed construction and installation for fiber internet in the Douglass Ranch subdivision.
 - iii. **Risk of Denied Permits** – There is an initiative by the Federal Communications Commission (FCC) and states throughout the nation to get broadband service out to unserved areas. Since this is the case, the aforementioned entities will expedite the permitting process. Therefore, the likelihood of being denied a permit once the grant has been awarded is very slim. Moreover, South Park Telephone has experience in working with state, county, and IREA, and are well-known in their working relationship with these entities, including the Colorado State Forest, USDA, CDOT, Excel, and Park County.
- **Infrastructure** –
 - i. **Location and Route** – Currently, there is a fiber optic route which begins at CenturyLink, Denver location, which traverses along the Hwy 285 corridor terminating at a meet point on Hwy 126 (Mt. Evans toward Valley Rd.). While CenturyLink owns the infrastructure, plans are to build new infrastructure into the project serving areas (see **Staunton Area** link above) and connect with an upstream provider.
 - ii. **Bridging Gaps** – SPT will install a new infrastructure from a designated “Point of Presence” (POP) on Hwy. 126 to the project service areas.
 - iii. **Aerial vs. Buried Construction** – When applying for the grant, demonstrating cost effectiveness yields the best chance of earning the grant award. With that in mind, aerial offers the best cost-effective option for each dwelling. However, given the topography of Douglass

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Ranch, construction will most likely be a combination of both aerial and buried construction.

iv. **Determining Pre-Existing Coaxial Cable** – Although coaxial cable was installed at the time of development, SPT will approach its fiber installation in Douglass Ranch as a new build entirely. However, locators will be employed to determine viability. If the locators reveal there is a conduit, it will be considered owned by the sub-division. This will help cut costs in the build process.

v. **Buried Construction** – In the event buried construction is possible, the most likely approach is to bore under paved roads but trench the dirt roads and backfill and compact to minimize erosion.

▪ **Maintenance and Service Guarantees -**

i. **Guarantee of Service** – Although the Engineering and Feasibility study has yet to be conducted, because the plat maps of the DR subdivision had been made available in advance to SPT personnel, they have since performed preliminary work to confirm connectivity to the Douglass ranch community.

ii. **Continuity of Service** - A new office in Bailey with local staff to operate the fiber optic internet system is planned. SPT will employ local staff in the area to perform installation and maintenance related tasks. More details to follow, once the grant has been awarded.

iii. **Buried Cable: Conduits & Meters -**

1. **Conduit** - SPT is very experienced in developing options to bring a service line to the home. In the event it is discovered there is no existing conduit, SPT will work with the homeowner personally to discuss power supply options as well as coordinate with the utilities for the best optimal outcome.

2. **Meters** - In the event the electric meter is detached from the dwelling, SPT will assess the area and collaborate with homeowner on a route solution. In most cases, SPT will utilize the same route as the electrical line servicing the dwelling. If the electrical line is aerial, the fiber infrastructure will be installed aerially. If the electrical line is buried, SPT will lay in a conduit and pull the fiber wire through from the meter to the dwelling. If it is determined that the electrical line runs under a driveway, SPT will bore under to prevent structural compromise.

▪ **Data Service and Service Flow** - The data pipeline (data pipe) that runs from CenturyLink's Denver location to our community and the surrounding communities is 10GB. [With 10GB of data, subscribers will be able to browse the internet for about 120 hours per month, stream 2,000 songs online or watch 20 hours of online video in standard definition.].

i. **Dedicated Data Pipeline** - The 10GB of data pipe is dedicated for SPT customers only. Data flow will not be shared nor does SPT place limits on data-use called, "data cap". Each community will have their own dedicated data pipe.

ii. **SPT'S Dataflow Capability** - To demonstrate the dataflow capability, SPT gave the example of a town with 10GB data pipe, servicing 2,000

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subscribers not including the number of users per household. At the time of discussion, the rate of capacity at high traffic time was only 5GB of data use.

- iii. **Upload/Download Speeds** - Upload/download speeds operate symmetrically (25x25, 50x50, 100x100, 200x200). Unlike a cable modem where degradation of service occurs during high traffic times like evenings and weekends, with fiber optic internet, each one is a unique connection. This makes it possible to deliver speeds reliably. For example, if a subscriber purchases a 100x100 speed, SPT can guarantee the customer is receiving more than 100x100 speed by over subscribing the customer to 103 gigs of uploads and 103 gigs of downloads at no additional cost. Fiber optic's unique technology means the customer will not experience service degradation even at high traffic times.
- iv. **IP Address Type** - IP addresses will be DHCP, however, a subscriber can order a static IP address for an additional \$10 a month.
- v. **No Additional Installation Fees** - Other than the initial commitment fee of \$500 (see September 09, 2020 minutes) there are no additional hidden costs. The commitment form has since been revised to include this language.
- vi. **Optical Network Terminal (ONT)** - The ONT demarcates the fiber optic route from the terminal to the home. It is housed in a weatherproof enclosure located outside the home. The fiber optic cable will enter through the ONT device using commercial power, translating the fiber to copper. SPT will work with the homeowner using their AC/CD transformer inside. Routing of DC cable is included in the cost.
- **Engineering and Feasibility Study** - Upon receiving the \$3,000 fee, South Park Telephone will commence the study taking about 1-2 weeks to complete. Once again, the Engineering and Feasibility Study is a formality of the grant application process (see Minutes from September 09, 2020), and is but one element in a list of other requirements, in order to receive government funding. Douglass Ranch will receive a fully copy of the study for our records and a full presentation on the findings.
 - i. **Study Results** – The study results will not deter the project build. However, regardless of the findings, SPT is, nevertheless, committed to designing, building, and installing the fiber optic internet for the Douglass Ranch community.
 - ii. **Projected Build Time** - The overall project time from start to finish is about two years to complete.

II. **Adjournment - Meeting** - adjourned 8:00pm

III. **Board Action without a Meeting:** The minutes for September 16, 2020 were approved April 8, 2021.

Submitted by, Andréa Swenson, DRPOA Secretary