

DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION

Minutes of the Regular Meeting of the Board of Directors

Wednesday, August 26, 2020

Call to Order: Meeting called to order at 6:20p.m. by Aaron Reilly, President.

Location:

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:

Advisory Committee Member: Tricia Jensen

Members at Large:
Mike & Cathy Rheinberger
Dallas & AJ Ostrom
Pam Senjem

- I. **Approval of the Agenda** – Continue Review of the Declaration of Protective Covenants, Conditions and Restrictions for Douglass Ranch (CC&Rs)
 - **Additions to the Agenda** - None

- II. **Approval of Minutes** - The minutes for June 29, 2020 were postponed for a later date.
 - **Continued Review and Evaluation of the CC&Rs Beginning at Section 8.6 Water Service, Use and Regulation.** - Mr. Reilly informs the Board that the governing documents (Articles of Incorporation and Bylaws) of the proposed changes worked on thus far was sent to Kim Porter so that she may begin her process of review. **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 stating, “our attorney” or “attorney” from this point forward means DRPOA attorney, Kim A. Porter.

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- **Section 8.6 Water Service Use and Regulation. –**
 - i. **Middle of 2nd Paragraph - “...each Lot would be allowed an average of 350 square feet of lawn or 1,700 square feet of garden, or an appropriate combination of gardens and lawns.”** - No change needed to this statement other than add a reference to the water court case known as Case No. 87CW148 ([“The Decree”](#)) from 1991. DRPOA will accept attorney’s recommendation.
 - ii. **3rd Paragraph, “One pond will be constructed”** – Change from “will” to “...has been constructed.” **Note:** Some brief discussion about constructing a second pond for fire suppression was held. The Board of Directors tabled this discussion for future consideration.
 - iii. **5th Paragraph – Ownership of Stock** – The statement reads, “Each Owner will hold one share of stock in... [Mountain Mutual Reservoir Company...]” (See [CC&Rs](#)). Ask attorney if this statement is still legally accurate and update only if needed.
 - iv. **Last Portion of the 5th Paragraph – “The shares of stock associated with lawn and garden irrigation....”** - No change.
 - v. **6th Paragraph** – No change to either highlighted items regarding the Association and the Company (Mountain Mutual Reservoir) or assessments to the owners regarding the cost of maintaining and operation the pond.
 - vi. **7th Paragraph – Regarding Well Depth** - the maximum well depth of 600 feet should be removed. Request attorney to review any amendments or court document to update this statement and indicate either a new maximum or an unlimited well depth.
- **Article VIII, Section 8.7 Restricted Use of Private Access Drives and Easements**
 - i. **Section Title** – Change “Private Access Drives” to “Private Access Roads.”
 - ii. **Part (a)** – Add a provision for temporary parking to include up to 24 hours is permissible as long as it does not obstruct traffic and that the following considerations be included:
 - 1. **Submit this provision to community vote in the survey**
 - 2. **Clarify this provision would not apply to Douglass Ranch Dr., since it is a county road**
 - 3. **Rely on our attorney to develop appropriate language.**
 - iii. **Part (C)** – Correct “Douglass Drive” to state, “Douglass Ranch Drive.”
- **Section 8.9 Reservation of Easements.** – The title and first sentence: Remove “The Declarant reserves for itself and hereby grants to the Association the following perpetual, non-exclusive easement...”. Request the attorney interpret this sentence and modify the syntax to past tense signifying the action of granting has taken place and is irrevocable.

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- **Section 8.9, Last Sentence** - Remove entirely it is redundant with **Section 10.5 General Reservations.**”
- **Section 10.5 General Reservations.** - Remove “Declarant” and replace with “Property Owners Association.”
- **Section 8.10 Temporary Occupancy and Temporary Buildings.** – Add recreational vehicles to the list of restricted temporary residences. This provision goes toward prohibiting owners from buying property and residing in an RV instead of building a home or living in the home.
- **Section 8.11 Nuisances; Construction Activities.** – Middle paragraph, “Normal.” The original intent was to insert language prohibiting recreational discharge of firearms as defined by the ATF (Bureau of Alcohol, Tobacco, and Firearms). However, it was agreed instead to ask the attorney to create a new section entirely. (Section 8.18 if current 8.17 cannot be removed due to legal requirements).
- **Section 8.11 Nuisances; Construction Activities.** – Removed “Design Review Board” and replace with “Design Review Committee.”

III. Future Action Steps –

- **Randy Jensen** – Mr. Jensen will add the 24-hour parking limit provision in 8.7, part (a) to the survey spreadsheet and poll the community.
- **Veris Simms** – Mr. Simms will explore the possibility of adding a cistern with the Elk Creek Fire Department.
- **Next Scheduled Meeting** - Next Meeting set for Wednesday, September 02 at 6:00p.m.

IV. Adjournment –

- **Motion to Adjourn** – Aaron Reilly move to adjourn
- **Motion Seconded by,** Andréa Swenson
- **Motion Passed:** Unanimously
- Meeting adjourned at 8:15pm

V. Board Action without a Meeting – Minutes for August 26, 2020 were corrected and approved March 21, 2021.

Submitted by, Andréa Swenson, DRPOA Secretary