

Douglass Ranch Property Owners Association
2019 Annual Home Owners Meeting
Secretary Report of Activities in 2019 Term
On
October 17, 2019

A Douglass Ranch POA Homeowners meeting was held at Meadow Creek B&B on Berry Hill Lane Pine, CO.

Board Members attending:

Gary Lenhart	President	303-517-0406	Gary.Lenhart@plygem.com
Randy Jensen	Roads & Grounds	303-838-5117	jensen5513@gmail.com
Gail Hite	Treasurer	303-618-5072	ghite00@gmail.com
Veris Simms	Vice President	720-220-5631	vcvcsimms@gmail.com
Aaron Reilly	Secretary	512-769-6400	aaron@avautomation.com

1. November 7, 2018 Annual Meeting
 - a. Minutes available in print until website editing is back online
2. Tom Washburn turned over website management 1/31/19, special thanks to him for years of service!
 - a. February take over of site began by Aaron (Secretary deemed the best role for this)
 - b. April login challenges overcome thanks again to Tom
 - c. September Wix disconnected from the website. Working on the solution, but the website is still up. Updates are needed. We have an email from Wix in September to follow up on.
3. Fire management
 - a. Tom Washburn's role managing our Firewise status has been taken over by Veris Simms. Thank you both!
 - b. Paid for and received a fire management plan from Wildland Resources November 2018. Needs to be revisited this session and is required to apply for grants for shaded fuel break
 - c. Tom Washburn submitted a list of recommended changes on 11/13/18
 - d. Glenelk neighborhood
 - i. Multiple attempts were made to schedule a meeting with no success which likely indicates that coordination with them may be difficult
 - e. Podd property
 - i. Initially interested in coordination but then changed his mind
 - f. Elk Creek FD Chipping
 - i. Occurred once this summer
 - ii. Previous years have had two chippings, and we should get back to that
4. Road work
 - a. Road crack and seal applied 11/20/18

- b. 12/11/18 County determined that multiple culverts under DR Drive need to be replaced, and projected doing so Summer 2019. The repair time was estimated at 30-40 days and will require some form of detour setup. This is a pending item that could impact upcoming budgets. Don Kennedy with Jeffco agreed in theory that a single culvert that dumps directly into the pond could suffice, and would save DRPOA a lot of money. We've had no further communications with them.
 - c. Patching and seal coating was completed in August 2019
- 5. Amendment to Restrictive Covenants and Design Review Standards
 - a. Approved by community vote last year
 - b. Amendment filed by and received from attorney and signed Feb 2019
 - c. All revised documents received from attorney and electronically stored July 2019
 - d. No changes applied yet, but the board and design review committee have several recommendations to pass on to the new board for consideration, and approval
- 6. Neighborhood directory
 - a. Updated contact information are done for every new lot owner except Lot 3
 - b. Andrea Swenson volunteered to help update the directory and was subsequently sold on joining the board for the next session!! Yeah Andrea!
- 7. Elk Creek Fire Department Annual Dinner
 - a. Hosted for the last time by Mary Sosnowski with Kate Washburn assisting...sad they've moved away
 - b. Kate Washburn and Susie Price have volunteered to take over the co-leading this!! Hooray Kate and Susie!
- 8. Jeffco updates
 - a. 4/18/19 Sylvia Smyth notified us via email that she is now our HOA's point of contact
- 9. HOA compliance actions and friendly neighbor recommendations via newsletter
 - a. Multiple (5) residents were notified that outdoor stored trailers and commercial style equipment were not allowed, and 100% of our great neighbors rectified the issues. Thank you!
 - b. Speeding has become a safety issue in the neighborhood.
 - i. The Jorgensens kindly trimmed back a tree to better expose an obscured speed limit sign
 - ii. It has been suggested that everyone speak to their contractors and non-resident visitors about the 25 mph limit.
 - iii. Contacting Jeffco Sheriff's department to see if they would set a flashing sign in the neighborhood is under consideration if the problem persists.
- 10. Annual HOA dues increased
 - a. Effective 2020 dues will rise to \$500 per lot
- 11. Common Area maintenance
 - a. Mowing and weed eating of cistern area and neighborhood entry has been secured starting next Spring
 - b. Ray's snowplowing has retired, and a new contract has been signed after a successful trial plowing of this first snow in October by Kyle Sults.

12. Three new board members up for approval

- a. Gary Lenhart, Randy Jensen, and Gail Hite will be stepping down. A very special thank you for all of their hard work!
- b. Veris Simms and Aaron Reilly have one more year on their current terms
- c. New volunteers up for approval
 - i. Mark Fergusson
 - ii. Andrea Swenson
 - iii. Brian Senjem