

DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION

Minutes of Regular Meeting of the Board of Directors
September 09, 2020

Call to Order: The meeting was called to order at 6:08pm by Aaron Reilly, DRPOA President.

Location: Virtual 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:

Paul Swenson
Mike & Cathy Rheinberger
Pam & Brian Senjem

I. Approval of the Agenda -

- Fiber Optic Internet Presentation by Pam Senjem
- Divide 41 Lots Equally and Appoint Board Member Liaisons
- Schedule Special Meeting of the Members
- Progress Report by Mark Ferguson on the Culvert and Pond.
 - i. **Additions to the Agenda – None.**

II. Approval of Minutes From Previous Meetings including September 2, 2020 were postpone for a later date to be determined.

III. Fiber Optic Internet Presentation by Pam Senjem – It is well-known in the mountain communities and the surrounding area that the advanced communication network delivering broadband for internet connection, streaming (video and music) and mobile service is very poor. Recently, there has emerged an opportunity from South Park Telephone to bring fiber optic internet into our community. It is called, [The Staunton Area Broadband Fiber Optic Internet Initiative](#). The key points:

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- **Benefits** - More Bandwidth, greater reliability (in all weather conditions), increased property values (~3-6%), future-proof (unlikely to become obsolete) latency (minimal delay before transfer), greater accessibility (allows access of multiple smart services and telecommuting services simultaneously).
- **Location Area** –
 - i. Working with both property owners and neighbors of Staunton State Park, Elk Falls Ranch, Mt. View Lakes, S Elk Creek Road, Douglass Ranch, and Preserve at Pine Meadows, we will partner with South Park Telephone to apply for a grant, the State of Colorado Broadband Deployment Fund.
- **Pre-Grant Application Steps Part I:**
 - i. **Commit & Agree** – This tells South Park Telephone that we wish to partner with them in bringing fiber optic to our homes.
 - ii. **Sign a Commitment Form** - There are a total of 901 lots combined within the aforementioned location areas. Of those 901 lots, there are roughly 700 dwellings. We need **350** households to sign a commitment form. (about 50% of the total lots)
 - iii. **Commitment Fee** - There is a Commitment Fee associated with the signed commitment form. The cost is \$500 or a partial payment of \$250.00 with a final payment of the remaining \$250 due upon receiving the grant.
 - iv. **100% Refundable** - If we are not awarded the grant or do not meet the commitment goal of 350, the \$500 fee will be refunded in full.
 - v. **Purpose of the Signed Commitment and \$500 Fee** – The signed commitment form along with the fee demonstrates to our partner, South Park Telephone, that if they invest in building the infrastructure, there are enough people who are serious about signing up for their fiber optic service.
- **Pre-Grant Application Steps Part II – Engineering and Feasibility Study Fee:**
 - i. **Why the Study**– The feasibility study is a formality to the grant application process. It determines how and in what way the fiber optic project design should advance to the engineering stage. Key components in the feasibility study are the design, production schedule, a detailed process flow sheet, environmental impact, detailed capital and operating cost estimate, and economic project model. Ultimately it saves money and time.
 - ii. **Cost for the Engineering and Feasibility Study** - \$3,000.
 - iii. **Where it Goes** – The Feasibility Study is part of the required elements in the grant application.
 - iv. **Non-Refundable** - Since this is a required element of the grant application the \$3,000 fee is non-refundable, but the study is ours to keep. The Feasibility Study is a one-time investment. Should the intended grant award be declined this cycle, we can be re-submitted the feasibility study in another grant application cycle in the future.
 - v. **Commitment Deadline** – The signed commitment and \$500 fee is due by **November 15, 2020**. Homeowners who initially missed the commitment deadline, will have within the 2-years of the project build to

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sign on board. Otherwise, the cost to the owner to sign their commitment is significantly higher ranging from \$1,300 to \$2000 to install after the fact. But it's best not to wait. The 350 signed commitments are needed before the project can get off the ground.

- **End Presentation**
- **Motion I:** Mr. Reilly assumed the motion to invite David Shipley, Vice President of South Park Telephone, and his team for a Special Meeting of the Board of Directors to present additional information about fiber optic internet.
- **Motion Seconded by:** Randy Jensen
- **Motion Passed:** Unanimously

IV. Divide the 41 Lots Equally and Appoint Board Members Liaisons – Since the completion of the review and evaluation of the CC&Rs (Declaration of Protective Covenants, Conditions and Restrictions for Douglass Ranch) on September 02, 2020, it was decided the next appropriate step was to call a Special Meeting of the Members to inform and report on the review and evaluation of our CC&Rs and discuss the proposed changes. Also, it was the desire of the Board to allow time for the Association Members to consider and respond to the survey questions regarding parking and Covenant changes in general (minus the parking). The 41 Lots were then divided equally amongst the Board of Directors. Each Board Member was appointed seven (7) residences to act as liaisons to answer questions or address concerns. Here were the following preparatory steps:

- **Email Survey Word Documents & .PDF Document of the Annotated CC&Rs**
 - In preparation leading up to the Special Meeting of the Members, each Board Member will email two (2) word documents and a .pdf copy of the annotated CC&Rs to their appointed residences with instructions. The poll documents are:
 - i. **DRPOA Neighborhood Poll for Parking**
 - ii. **DRPOA Neighborhood Poll for Covenant Change (non-parking)**
- **Opportunity to Dialogue** – In advance of the Special Meeting of the Members, each Association Member is invited to dialogue with their appointed Board Member liaison via email or phone with questions or concerns.
- **Respondent Deadline** – The deadline of Tuesday, September 22, 2020 was set for respondents to hand in their poll.
- **Schedule a Special Meeting of the Members**
 - i. **Motion II:** Mr. Reilly assumed the motion to set the Special Meeting of the Members for Wednesday, September 23, 2020 at 6pm.
 - ii. **Motion II Seconded by:** Veris Simms
 - iii. **Motion II Passed:** Unanimously
- **Meeting Location** – The location will be split between in-person meeting at the lodge at Meadow Creek B&B and Zoom.

V. Progress Report by Mark Ferguson on the Culvert and Pond; Meadow Creek B & B For Sale – Mr. Ferguson reports the planned meeting with an excavation contractor was cancelled due to weather, but has since been rescheduled two (2) week from now, and should have bids soon after. Mr. Simms suggested the Board Members meet at the pond and invite Paul Swenson in addition to survey the drainage situation to discuss and

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determine whether or not a temporary solution can be employed. Finally, Mr. Ferguson announced that the Meadow Creek Bed & Breakfast is officially up for sale.

VI. Future Action Steps -

- **Special Meeting of the Board of Directors** – Special Meeting of the Board of Directors to for a Q & A session with Mr. Shipley and the representative from South Park Telephone will be scheduled for 6pm, Wednesday, September 16, 2020.
- **Aaron Reilly and Veris Simms** – Mr. Simms and Mr. Reilly will talk with B&B owner, Mr. Holmes to check rental availability at the lodge and Zoom capability ahead of the Special Meeting of the Members. An 11:00 am meeting is scheduled with Mr. Holmes

VII. Adjournment – Meeting adjourned at 8:15pm.

VIII. Board Action without a Meeting – The meeting minutes for September 09, 2020 were approved March 24, 2021.

Submitted by, Andréa Swenson, DRPOA Secretary