

DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION

Minutes for the Regular Meeting of the Board of Directors
September 30, 2020

Call to Order: Meeting called to order 6:08 p.m. by Aaron Reilly, DRPOA President

Location: 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

Others Present:

Advisory Committee Member: Tricia Jensen

Members at Large:
Mike & Cathy Rheinberger
Brian & Pam Senjem
Cairon Moore-Simms
Dallas & AJ Ostrom

Board Members Absent: None

I. Approval of the Agenda

- Board Members Vote to Approve the Engineering and Feasibility Study.
- Review the Draft Ballot, by Randy Jensen
- Roads and Grounds Update: Pond & Culvert, Mark Ferguson
 - i. **Additions to the Agenda** - None

II. Approval of Minutes - The minutes from the previous meeting was postponed for a later date.

- **Board Members' Vote to Approve the Engineering and Feasibility Study.** – After hearing the presentation regarding the fiber optic internet (See September 9 minutes) and discussions with South Park Telephone regarding the technical details about fiber optic internet grant application, build and installation,(See September 16 minutes), the board was ready to formal vote to move ahead with

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the Engineering and Feasibility Study, an element of the grant application process which will cost \$3,000.

- i. **Motion I:** Aaron Reilly assumed the motion to approved the expenditure of \$3000 for the Engineering and Feasibility Study, conducted by South Park Telephone, for the fiber optic internet grant application.
- ii. **Motion Seconded by:** Randy Jensen
- iii. **Motion I Passed:** Unanimously.

III. Review the Draft Ballot, Organized and Written by Randy Jensen – A set of 24 questions were drafted as an aide for Association Members to read and provide input on those items slated for the proposed revision in the Declaration of Protective Covenants, Conditions and Restrictions for Douglass Ranch (CC&Rs). Each of the questions were carefully reviewed by the members of the board, then modified or corrected as seen fit along with input from the Association Members in attendance.

- **Question 8: Section 4.2 Annual increases.** – Some in-depth discussion took place about which percentage amount should be entered to this ballot question. After careful consideration, and based on some early survey results, it was concluded to enter 15% per year in which the board will be limited to increasing the annual dues.
- **Motion II:** Randy Jensen assumed the motion to insert 15% per year limit for annual due increase.
- **Motion Seconded By:** Mr. Reilly
- **Motion II Passed:** Unanimously.

IV. Future Action Steps –

- **Board of Directors' Assignment** - Send email with the tally of the survey results to Mr. Reilly. The results will be codified in an excel spreadsheet.
 - i. **Draft Ballot with Comments from Board of Directors** – Deadline for Board Members to submit their comments on the Draft Ballot due by Thursday, October 1, 2020.
- **Randy Jensen and Andréa Swenson** – Mr. Jensen and Mrs. Swenson will take the complete result of the survey and use it to further modify the draft ballot. Deadline to submit final revision of the draft ballot is Saturday, October 3, 2020.
- **Engineering and Feasibility Study: Payment to South Park Telephone** – Randy Jensen will coordinate with Pam Senjem to write a check to South Park Telephone.

V. Adjournment – Meeting adjourned 8:47 p.m.

- Next scheduled meeting: Wednesday, October 14, 2020 at 6pm

Submitted by, Andréa Swenson, DRPOA Secretary