

**DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION**

Minutes of the Regular Meeting of the Board of Directors

August 5, 2020

**Call to Order:** Meeting called to order at 8:06pm, by Aaron Reilly, 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
Mark Ferguson	Roads & Grounds	720-403-3939	drpoa.randg@gmail.com

**Others Present:**

**Advisory Committee Member:** Tricia Jensen

**Members at Large:**  
Mike & Cathy Rheinberger  
Dallas & AJ Ostrom  
Doug & Barb Benning  
Pam Senjem  
Jay Genender

**Absent:** None

- I. **Approval of the Agenda –**
  - **Review of the DRPOA Parking Survey Drafted by Randy Jensen**
  - **Continue Review of the Declaration of Protective Covenants, Conditions, and Restriction for Douglass Ranch (CC&Rs)**
    - i. **Additions to the Agenda - None**
  
- II. **Approval of Minutes –** Was omitted from the agenda; Dispensed for a later date.

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## III. New Business

- **Review of the DRPOA Parking Survey Drafted by Randy Jensen** – Mr. Reilly cited the main purpose of this meeting was to thoroughly review the DRPOA Parking Survey, drafted by Randy Jensen, and amend any sections necessary to best affect the best, maximum results possible from the Douglass Ranch community at large. The main purpose: the proposed changes overall, which will ultimately make it into the final draft of the **Declaration of Protective Covenants Conditions and Restrictions for Douglass Ranch (CC&Rs)**, will offer the best chance of approval by the membership. **Note:** Any changes in content to the survey is referenced simply as “Amendment.”
- **Survey Organization** – The survey was organized in the following order
  - i. **Vehicle Type** – After each vehicles type (i.e., passenger vehicles, recreational vehicles, boats, trailers, etc.) the following columns were demarcated:
    1. **Allowed Outside (Y/N)**
    2. **Allowed If Concealed (Y/N)**
    3. **Seasonal (Y/N)**
    4. **If Seasonal, Dates To/From**
    5. **Allowed Outside for XX Number of Days**
- **Amendment I: What the Survey Applies to** - It should be noted that the Parking Survey is intended for vehicles parked on the homeowner’s own driveway or any location visible on their own private lot. The following header above vehicle type was amended to the survey, **“Applies to any location on a private lot.”**
- **Amendment II: The Column, If Seasonal, Dates To/From** – This part of the survey question is vague. Amended to illustrate the concept of seasonality by indicating an example of a date range. For instance, from May to October, applying to the corresponding recreational vehicles most likely used during those months. And November to April was so entered for winter recreational vehicles.
- **Amendment III: Allowed if Concealed (Y/N)** - Mr. Ferguson requested a stronger definition for this column. As it currently stands, it is too vague. Mr. Jensen agreed and offered to borrow Hiwan Homeowners Association’s definition of “concealed,” that is, “Occupants shall conceal from view from adjacent Lots and roads, or if not so concealed shall not store on their Lot,...” ([Hiwan HOA Covenants, Article 15, Section D](#)). Mr. Jensen will add this clause to define “concealed.”
- **Amendment IV: If Seasonal, Dates To/From** – This column was split into two columns: “Seasonal Start” and “Seasonal End”. For continuity and to allow for follow up questions, a new column, “Limited Number of Days Y/N” was added after “Seasonal End.”
- **Amendment V: Allowed Outside for XX Number of Days** - Likewise, added an example of number of days. For instance, three (3) days.
- **Amendment VI: Added a Definition for Concealed (See Amendment III)**

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- **Amendment VI: Formatting Data Input**– Mr. Reilly created drop down menus in each column for the respondents. This in turn removed the need for date range examples.
- **Process** – The Excel spreadsheet will be emailed membership wide. A hard copy of the survey will be made available upon request.

## IV. Old Business - Continue Review of the CC&Rs, Article VII, Beginning at Section 8.4 Animals

- **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.
- **Section 8.4 Animals - Bird Feeders:** Amend to the second clause, “Such wildlife shall not be fed...” to the effect; bird feeders are allowed as long as its location does not allow easy access by non-bird or predatory wildlife, for example bears. Any non-avian activity causing repeated disturbances in the affected area will require that feeder be removed. This clause will draw a consistent cross reference to the Official Development Plan for Douglass Ranch (ODP).
- **Section 8.4 Animals: Maximum Number of Dogs** – Request attorney add language, referring to the limits placed in the ODP and in our current CC&Rs of two (2) dogs.
  - i. **Poll the Community** - Added a definition to the survey, “Animal Restrictions” concerning the number of dogs. Options added: Should language be per Jefferson County zoning which simply states three (3) domestic animals of any type, be more restrictive than Jefferson county for instance, 0-dogs, 1-dog, or continue current status of the CC&Rs maximum of two.
  - ii. **From “Portions of Lot 20 through 29...” to the end of paragraph** – Removed the entire half of this paragraph and insert the amended language from [Recitals and Amendments of 2013](#).

## V. Future Action Steps –

- **Next Regular Meeting of the Board** – Wednesday, August 12 at 6pm.
- **Aaron Reilly** – Mr. Reilly will send the newly revised survey spreadsheet to Randy Jensen to review and implement the changes.
- **Randy Jensen** – Advised Mr. Simms the check for the annual water bill is ready for his signature. Advised Mr. Reilly the DRPOA taxes are ready for his signature.

## VI. Adjournment -

- **Motion to Adjourn at 9:54pm by Aaron Reilly**
- **Motion Seconded by:** Randy Jensen
- **Motion Passed:** Unanimously

## VII. Board Action without a Meeting - Minutes for August 5, 2020 was approved unanimously March 15, 2021 (see voting record attached)

Submitted by, Andréa Swenson, Secretary