

**Douglass Ranch Property Owners Association**  
**Minutes of the Annual Neighborhood Meeting**  
On  
Nov 7, 2018

A Douglass Ranch POA Homeowners meeting was held at Meadowcreek B&B.

**Board Members Attending:**

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

**Absent:**

**Call to Order:**

The meeting was Called to order at 6:48pm and Gary explained the agenda including the key focus items this upcoming year:

1. We will separate the restrictive covenants and the design standards into two separate documents to allow clearer governance.
  - a. Desire to separate has been sent to the POA attorney
  - b. Will be drafted by our attorney
  - c. Will be registered with Jeffco and CO
  - d. Goal to complete is Dec 20, 2018
2. Firewise committee
  - a. Chaired by Tom Washburn
  - b. A lot of surrounding communities are putting together an official forest management plan
  - c. Board decided to move forward with the planning of that and all of the things involved in such a plan
  - d. Mitigation to try and protect ourselves
  - e. Fires have been prevalent in the area for the last 20 years or so
3. Made repairs to the pond
  - a. Got the contractor who was working on the school to do the work
  - b. Probably saved around \$5k by using them
  - c. Upgraded the fire hydrant at the pond
    - i. Tested by the fire department
  - d. The cistern was left alone
    - i. The FD advised that they would just use the pond anyway
    - ii. The cost would be high due to the need for a road
4. We've started on repairs of the private roads
  - a. Gary: We will be sealing the cracks on Drake, ML court, and Meadow ridge
  - b. Alligator cracks patched
  - c. Next Spring we will sealcoat the roads (approx. May)
  - d. Will start an annual maintenance plan
  - e. Haven't spent anything on roads for about 4-5 years
  - f. Cost to completely overlay the roads was \$115k, but don't think we need that
  - g. Question about DR Drive and will the county be working on them (across the road on the hill resident)
    - i. We should contact our county commissioner to get action on that
    - ii. Send Randy an email if interested in getting driveways sealed
    - iii. Love's Enterprise is the contractor
      1. They've been used by multiple residents who are happy with their service
5. Treasurer's report
  - a. One lot with dues in arrears who have been notified

- b. Packet has spending for 2017
  - i. Just under \$15k
  - ii. Total dues \$14,700
- c. 2018 budget
  - i. projected \$14,625
  - ii. actuals \$19,475
  - iii. The pond repairs were the cause of the overrun
- d. Currently
  - i. 126k in total funds
  - ii. All taxes filed
  - iii. Moved \$75k funds from the matured CD to our savings account
- e. 2019
  - i. Project expenditures beyond income
  - ii. Roads and grounds at \$20k
  - iii. Professional fees will be up
  - iv. Mike R: what is the snow plowing contract status
    - 1. Rays snowplowing has been re-contracted
- 6. Bonnie: What exactly was done at the pond (Randy and Gary answered)
  - a. The pond sprung a leak
  - b. Filled it with concrete
  - c. Put a new drain from the concrete box
    - i. Plastic that won't rust or rot
  - d. Also added bentonite to seal the surface leak
- 7. Aaron will be taking over for Tom on the website
- 8. Gary nominated Randy to be re-elected for the board
  - a. The vote was approved unanimously
- 9. Tom presented the firewise report
  - a. We exceeded all requirements
  - b. Added our sign
  - c. Met with Glen Elk
    - i. They're interested in a shaded fire break between our neighborhoods
    - ii. May consider the addition of an emergency exit "trail" not a road to keep Jeffco out of it
  - d. We will have to evacuate first if there's a significant fire, so houses have to stand on their own
  - e. Everyone affects everyone else, so we have to be consistent across as many properties as possible
  - f. Fuel breaks allow tankers to get in and help
  - g. We (DRPOA) exist in a Tier 2 fire area which gives us an advantage on getting grant funding
  - h. Fire cleanup is 4-5x more costly than mitigation
- 10. Gail
  - a. Proposal to have a "take a book, leave a book"
  - b. Motion to adjourn Bonnie
    - i. Second Susie Price
    - ii. Mtg adjourned 7:52pm.

Respectfully submitted,  
 Aaron Reilly  
 Secretary DR POA