

DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION

Minutes of the Board of Directors Special Meeting

March 9, 2020

- I. **Call to Order:** In accordance with [Article V, Section 2, Declaration of Protective Covenants and Restrictions for Douglass Ranch](#), a special meeting was called to order at 6:30 p.m. by Board of Directors’ President, Aaron Reilly.

- II. **Location**

13774 Drake Court, at the home of Brian Senjem.

- III. **Attendance**

Board Members Present:

Aaron Reilly	President	512-769-6400	aaron@avautomation.com
Veris Simms	Vice President	720-220-5631	vcvcsimms@gmail.com
Brian Senjem	Treasurer	303-618-7287	briansenjem@yahoo.com
Andréa Swenson	Secretary	612-201-0289	andrea.swenson@outlook.com
Mark Ferguson	Roads & Grounds	720-403-3939	mark.ferguson@me.com

Others Present:

None

Absent:

None

- IV. **Whether or Not to Grant a Temporary Exception Based on Amended Article VIII, Section 8.4, Recital D, to Exceed the Maximum Dog Restrictions from Two to Three.**

- a. An inquiry was presented to Aaron Reilly by Joan Stanzler (seller) of Lot 22, along with an individual who will be identified as Prospective Buyer of Lot 22, whether an exception could be granted to allow for **one additional dog** beyond the current Covenant, Conditions, and Restrictions’ (CC&R) standards of the maximum two dogs.

- V. **The Board of Directors Discussed the Following Concerns:**

- a. Whether or not the Board of Directors have the right to grant a temporary exceptions to allow the Prospective Buyer of Lot 22 to move in with three dogs.

Motion and Votes

V. Motion One:

- a. Aaron Reilly moved that the Board of Directors do have the right and ability to grant exceptions, based on the [CC&R Amendment Dog Restrictions](#), registered with Jefferson County on May 13, 2013. Pursuant of Article 8.4, of the original [CC&R](#).
- **Motion Seconded:** Veris Simms
 - **Motion One is passed 4-1** (Voting Yes: Mr. Reilly, Mr. Simms, Mr. Ferguson, Mrs. Swenson. Voting No: Mr. Senjem)

VI. Motion Two:

- a. Aaron Reilly moved that the Board of Directors will grant a temporary exception to Prospective Buyer of Lot 22, thereby lifting the current restriction to allow three dogs with the following conditions:
- **Temporary Exception is Terminated**
 - When one of the three existing dogs have either died or are re-homed.
 - **Temporary Exception will be Terminated Immediately for Non-Compliance:**
 - Prospective Buyer of Lot 22 must adhere to all and any specific restrictions. In the interim, namely:
 - a. The Prospective Buyer of Lot 22 may walk only two (2) dogs at one time.
 - b. Only two (2) dogs may be out in their outdoor spaces at any one time.
 - c. The said three (3) dogs must not be left unattended while in their outdoor spaces.
 - d. Once the conditions expire (or terminate), the Prospective Buyer of Lot 22 must thereafter be in compliance with the normative restriction of the maximum two dogs.
 - **Motion Two Seconded:** Mark Ferguson
 - **Motion Two passed 4-1** (Voting Yes: Mr. Reilly, Mr. Simms, Mr. Ferguson, Mrs. Swenson. Voting No: Mr. Senjem)
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VII. Impact of Granting Temporary Exceptions to Owner Members.

- a. It was decided that a moratorium for any future exceptions be employed until the current Board of Directors have opportunity to further review the Bylaws of the DRPOA, the Covenant, Conditions, and Restrictions, and to seek counsel from past governing Boards, and the POA Attorney. Moreover, since there was some questions with the consistency of the DRPOA governing documents, the Board of Directors will devote a concerted effort to pursue and explore any improvements necessary, any updates necessary, and create an Appendix, and determine the legal costs including costs to consolidate the amendments to the Covenant, Conditions, and Restrictions into a single document.

VIII. Motion Three:

- a. Andréa Swenson moved to vote that the Board of Directors employ a moratorium on future temporary exceptions to the Bylaws of the DRPOA and/or CC&R for a period of six (6) months in order to review the Bylaws of the DRPOA, the Covenant, Conditions, and Restrictions, and to seek counsel from past governing Boards and determine legal costs to modify or improve the aforementioned DRPOA governing documents.
- b. Motion Seconded:** Aaron Reilly
 - a. **Motion Three passed unanimously.**

IX. Assignments:

Aaron Reilly –

- Draft formal terms and conditions to the temporary exception, submit for final confirmation by the Board of Directors before submitting them to the Prospective Buyer of Lot 22.
- Set agenda for the next regular board meeting scheduled for Wednesday, April 8, at 6:30pm.
- Will forward the Special Meeting Minutes for March 9, 2020 regarding Article 8.4 to previous Board members for comment.

Brian Senjem -

- Corroborate the validity and veracity of the Bylaws of the DRPOA in particular Article 8.4 and the CC&R Amendment Dog Restrictions with previous Board of Directors member, Tom Washburn.
- Work with previous Board of Directors Tom Washburn and Gail Hite to acquire new login for Wix account, and the new DR debit card in order to access and update the Association's website.

Andréa Swenson –

- Will continue to update DR Directory and acquire contact information for Lot 4 (Sunshine) and seek counsel of past board members, and determine legal costs to modify or improve the aforementioned DRPOA governing documents.

X. Adjournment

- a. **Motion to Adjourn:** Aaron Reilly moves to vote to adjourn.
- b. **Motion Seconded:** Veris Simms
- c. **The Motion** passed unanimously.
- d. **Meeting adjourned at 8:53pm.**

Respectfully Submitted,

Andréa Swenson

Secretary DR POA