

# Douglass Ranch Property Owners Association

## Annual Meeting Minutes

October 4, 2010  
(Approved November 18, 2010)

The annual meeting convened at the Elk Creek Elementary School where the following officers were present.

Tom Washburn	Vice President	303-838-2225	<a href="mailto:tom.n.washburn@lmco.com">tom.n.washburn@lmco.com</a>
Lori Genender	Treasurer	303-838-9377	<a href="mailto:lore@merit-tech.com">lore@merit-tech.com</a>
Robin Barth	Secretary	303-838-1418	<a href="mailto:robin_barth@hotmail.com">robin_barth@hotmail.com</a>
Susan Festag	News Letter	303-816-1348	<a href="mailto:kpfestag@wispertel.net">kpfestag@wispertel.net</a>

### 1. Call to Order/President's Report

- a. The meeting was called to order at 7:15 p.m. by Mr. Washburn.
- b. Mr. Washburn gave an opening statement in which he reported that in pre-annual meeting action, the board reviewed two asphalt repair bids for Drake Ct. The board approved the lower of the two bids and repairs are to be completed.
- c. Mr. Washburn reported on a variety of accomplishments/activities during the year including:
  - Firefighters Dinner – Huge Success, next year's date is May 5, 2011
  - New Signage for Douglass Ranch
  - Road status – Road repair on Drake Court
  - New board insurance
  - Snowplowing Contract – A new contract has been signed
  - Roadside overgrowth – The edges of the private roads were mowed
- d. Ms. Festag reported that 20 properties, 6 of them by proxies, were represented at the meeting thereby establishing a quorum.

### 2. Reports Treasurer

- a. Ms. Genender included in the information packet a "Yearly Comparison through 3rd Qtr" report detailing the financial status of the Douglass Ranch Property Owners Association.
- b. Ms. Genender reported on the CD term adjustment to change the life cycle of one CD to balance funds throughout the year.
- c. Ms. Genender reported that the board is researching a new company to review and revise the road plan.

**3. Homeowner Documents** - Design Review Documents 10 years and older were returned to homeowners.

**4. Shaffers Ranch Development Update** - A pre-application was submitted to Jefferson County by Ron Lewis pertaining only to the north side of HWY 285 (where the trout pond is located), which includes approximately 300 acres.

**5. Nomination and Election of Board Members**

a. The following members indicated their interest in serving on the board of directors by having their names placed on the board:

John Alme (current board member, running for second term)

Brent Ballard (prospective board member)

b. Mr. Washburn moved that Mr. Alme and Mr. Ballard be nominated to serve on the board.

Ms. Barth seconded the motion.

**6. New Business**

a. Mr. Brand expressed his concerns on trees obscuring a driver's view near the bend at May Long Ct. and Douglass Ranch Drive. The board will discuss tree removal with the adjacent property owners.

b. Mr. Williams was invited to the next board meeting to discuss his concerns of a recent survey of his property line and Gordon Ct.

c. Mr. Dunn put in a verbal request to the board to have the board address the "no dog rule".

**7. Member Comments** - no comments

**8. Adjournment**

There being no further business to discuss, a motion was made by Mr. Washburn and second by Ms. Barth to adjourn the meeting. The motion was passed unanimously at 8:45pm.

Respectfully Submitted,

/s/ Robin Barth, Secretary  
Douglass Ranch Property Owners Association