

Douglass Ranch Property Owners Association, Inc.

Meeting Minutes of the Board of Directors

March 16, 2009 (Approved May 11, 2009)

A board meeting consisting of the following members convened at the home of board member John Alme.

Tom Washburn	President	303-838-2225	tom.n.washburn@lmco.com
John Alme	Vice-President	303-838-4011	norskejohn@aol.com
Terry Sickler	Treasurer	303-816-2090	Terry.I.Sickler@lmco.com
Susan Festag	Secretary	303-816-1348	kpfestag@wispertel.net

1. **Call to Order** - The meeting was called to order at 7:08 p.m. by Mr. Washburn.

2. **Review/Approval of Meeting Minutes**

- a. A motion to approve all outstanding minutes as submitted was made by Mr. Sickler. Seconded by Mr. Alme. The motion passed unanimously.

3. **Reports**

- a. Treasurer
- i. Mr. Sickler presented a March 2009 Financial Status report. The bills for the HOA annual dues were mailed on February 1, 2009. Annual dues for six property owners are currently past due. Mr. Sickler will follow up with these homeowners. Mr. Sickler also reported that the annual taxes have been submitted.
 - ii. Mr. Sickler reported that there have been no Senate Bill 2005-100 requests.
 - iii. Mr. Sickler informed the board members that the Checking/Money Market account has been transferred to 1st Bank and that new signature cards need to be signed.

4. **Open or Discussion Items**

- a. Change of Front Entrance Colors
- i. The board is waiting for more information from Ms. Thulin on this matter. Mr. Sickler will follow up with Ms. Thulin.

b. Shaffers Ranch Progress

- i. Mr. Alme reported that Emily Bray, president of the Glenelk Association, informed him that Mr. Lewis' condemnation petition in the Jefferson County District Court has been denied. A petition for reconsideration is currently pending.

c. Phone Book Update

- i. Mr. Washburn reported that the Hospitality Committee did not want to take on the task of updating the Douglass Ranch directory. He stated that he and his wife would take on this task.

d. Jeffco Road Maintenance

- i. The board noted that the county has been filling cracks and performing other ongoing maintenance on Douglas Ranch Drive.

5. New Business Items/Updates

a. Plan Elk Creek Dinner

- i. Mr. Alme reported that plans for the annual dinner are well under control and that he has had a lot of good responses for food and cash donations. He and his wife will continue to follow up until the date of the event.

b. Fire Mitigation Day

- i. Mr. Sickler reported that there was not much interest in this event last year. The board needs to determine if there is enough interest to continue this event. Mr. Washburn will find the dates for the Elk Creek Fire Department's slash collection at Conifer High School so we can coordinate with their efforts.
- ii. The board continues to monitor the mountain pine beetle situation. Mr. Washburn will prepare an e-mail alert for distribution to the property owners in Douglass Ranch.

c. Conifer-Bailey Water

- i. The board noted the article in the High Timber Times on the water pipeline from Bailey to Conifer. In order to monitor this and other local projects, Mr. Alme will order a subscription for the paper and the subscription will be paid for by the association.

d. Staunton State Park

- i. Some of the board members attended the recent public meeting on the preliminary master plan for the Staunton State Park. It is slated to open in Fall 2009.

e. Miscellaneous Items

- i. Mr. Alme requested informatuion about insurance coverage for the association. It was determined that Mr. Koth has this information and that we need to ensure that all current information of this nature is in a central file box that can be easily passed on from one board to the next.
- ii. Mr. Alme will follow up with Mr. Dunn to determine which homeowners' floor plans are still in his possession.
- iii. Ms. Festag will determine who is the registered agent with the Secretary of State for the Douglass Ranch Property Owners Association.
- iv. The board is waiting for information from Mr. Sosnowski as to any updates on the road plan.
- v. Mr. Alme will get the key to P.O. Box 603 and he will monitor the incoming mail and distribute as needed.
- vi. Ms. Festag is still waiting for information from Joe Page, the Firewise Liaison at the Elk Creek Fire Protection District, as to the status of the Firewise Community Evaluations.

6. **Next Meeting** - The next meeting will be held on Monday, May 11, 2009, at Mr. Washburn's home.

7. **Adjournment**

- a. A motion to adjourn was made by Mr. Sickler and seconded by Mr. Alme. The motion passed unanimously. The meeting was adjourned at 8:45 p.m.

Respectfully Submitted,

/s/ Susan Festag, Secretary
Douglass Ranch Property Owners Association, Inc.