

Douglass Ranch Property Owners Association
Minutes of the Board of Directors Meeting

November 17, 2015
Approved January 28, 2016

A board meeting consisting of the following members convened at the home of Barbara Pleva:

Attending:

Susan Festag	President	303-816-1348	kpfestag@wispertel.net
Barbara Pleva	Secretary	303-838-2621	pleva36@q.com
Carl Price	Treasurer	661-837-2228	carltpri@gmail.com
Randy Jensen	Roads & Grounds Committee Chair	303-838-5117	jensen5513@gmail.com

The following member was not in attendance:

Todd Williams	Vice President	303-618-5072	thinc144@gmail.com
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Also in attendance:

Rick Koth	Design Review Standards	303-838-5859	rkoth05@q.com
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Call to Order: The meeting was called to order at 6:33pm

1. **Review of October 13, 2015 Annual Meeting Minutes** - Motion to approve was made by Mr. Price and seconded by Mr. Jensen. Ms. Festag recused herself from the vote since she did not attend the annual meeting. The motion passed unanimously.
2. **Review of the October 19, 2015 Minutes** - Motion to approve was made by Mr. Jensen and seconded by Mr. Price. The motion passed unanimously.
3. **Treasurer's Report** - Mr. Price and Ms. Festag met with Ms. Jorgensen on October 29th to transfer all files, checkbooks and P.O. Box keys. Mr. Price and Ms. Festag have changed the authorized signatures on all bank accounts. Ms. Festag will contact Ms. Lenhart for the Seal.

Mr. Price distributed the Financial Status Reports for review by the Board and will establish a Budget for 2015-16.

4. **Continuing Business**

- a. Status of Mandatory Reports and Registrations - Ms. Festag reported that the DRPOA is current on all of the following mandatory reports and registrations:

Colorado Division of Real Estate (DORA) HOA Registration - License current through 3-25-16; re-registered in the mandatory new license system on 11-17-15.

Colorado Secretary of State - Annual Periodic Report; filed 3-24-15.

Jefferson County Planning & Zoning - Association Registration; currently registered ; will file this week to update new officers. Mr. Jensen will be secondary contact.

2014 Tax Return; filed 3-03-15 - Mr. Price will verify that both State and Federal were filed.

Mountain Mutual Report; filed 10-11-15 (Pursuant to provisions of the DRPOA Water Decree 87CW148).

Responsible Governance Policies by C.R.S. 38-33.3-209.5(1): 9 policies adopted 2008-2014. Collection Policy for HOA Dues amended on 12-04-14 needs to be re-amended to yearly rather than quarterly payments.

- b. Collection of Minutes from Previous Board - Mr. Jensen will collect the minutes from the previous Board and email them to the current Board of Directors.
- c. Design Review Board Proposal

Mr. Koth (Chair of the Design Review Board) gave an overview of the 1995 document which proved to be unworkable. The Review Board met a few times and developed the 2015 document to clarify some of the wording. It was discovered that the 2000 document was never filed and the 2015 document was designed from both the 1995 document and the 2000 document.

Mr.Koth explained that the second part to be addressed in the future would be the garaging of vehicles, RV's boats etc.

Ms. Festag believes that we should look into removing the Design Standards from the Covenants. We also should see about removing notification of 1st mortgage holders. Before we proceed any further we should have the attorney review the sections in question to see how we can proceed legally. Ms. Festag suggested that we submit questions to her by November 30th and hopefully we can meet with the attorney around December 14th.

- d. Roads & Grounds

Mr. Jensen will work up a budget for the road plan for 2015-16

e. Website Update

Mr. Washburn presented the Board with a mockup of a new website at an informal meeting on November 5th. Mr. Washburn is continuing to develop it and will email the Board for review.

f. Mission Statement

Ms. Pleva distributed a draft of the Mission Statement for review by the Board.

g. DRPOA Directory Updates

Ms. Festag has updated the Directory pages and will be mailing them out this week.

5. New Business Items

a. Plan for Compliance with HOA Records Act-HB1237

Mr. Price will go through files which were turned over to him by the previous Board to condense records.

b. Ms. Pleva asked if there were any plans for Holiday decorations for the entrance. Mr. Jensen said that Ms. Tricia Jensen would like to take care of it.

c. Ms. Pleva asked about some broken fence posts adjacent to the Lenharts property and on the side of the B&B property and whether they should be replaced. Ms. Festag thought that these requests should be put in writing to the Board for consideration.

Next Meeting

The next meeting will be held on January 25th at Mr. Jensen's home at 13695 May Long Drive
Adjournment

There being no further business to discuss a motion was made by Mr. Price and seconded by Mr. Jensen. The meeting was adjourned at 9:13pm

Respectfully Submitted
Barbara Pleva
Secretary