

Minutes of the 2-16-2000 Douglass Ranch Association Board Meeting

Called to order at 7PM

Members Present: Ted Bendelow, Bob Brand, Larry Hall, and Gary Jorgensen.

Design Review

Brian Colliers presented the Design Review Report for Kevin Moats. The letter from Design Review committee on changes for Douglas Ranch Design & Review Standards will be in the next newsletter for property owner's input. Ted will check his documents from closing and with Fred Well so we can attempt to get current documents.

Invoice from Vision Land (Design Review - Architect) was discussed and will be paid.

Financial

As of Jan 31, 2000, 29 lots had 2000 dues paid
12 Owners, 13 Lots still outstanding.

5 Lots have been paid since 1-31-2000

The CPA review was discussed along with the bill of \$400. Bob stated that he never asked for a review since the review was basically what Gary Jorgensen provides the board with now, but wanted a audit performed by an association member. The \$400 bill will be paid. The review will appear in the next newsletter.

The checking account has been moved to Peak National Bank. The escrow accounts are still at Community First Bank.

Budgets for the committees were discussed.

1. Forest Management was approved for the 2000 year of \$478
2. Hospitality budget was approved, with the following items included.

Summer Block Party	\$200
Welcoming gifts to new residents	Up to \$50 each
Sunshine gifts/Cards	\$15
Directory Printing	\$30
Refreshments for Annual Meeting	\$10
Newsletter	\$200

Some items on the Hospitality budget were left in this budget even though they could have been else where.

3. Roads committees still waiting on bid results.

Mike Rheinberger's Letter to the board was discussed. Discussion on Douglass Ranch road maintaine followed with no conclusions. A discussion continued into donations for area organizations. Gary will do an article for the next newsletter asking for input as to what organizations should be supported by DRHA.

Info about the Jefferson County Mediation Service will be included in the next newsletter. It is the boards wish that this service can be used in Owner vs Owner disputes. This is a free program provided by Jefferson County.

Minutes of the last meeting on 1-12-2000 were approved.

Bob will produce a traveling notebook for each board member to be passed on at the annual meeting with minutes of all previous board meetings. This will allow all board members to have the history of what has occurred in the past.

Submitted by Bob Brand 3-8-2000

Commissioner Pat Holloway
Board of County Commissioners
100 Jefferson County Parkway
Golden, CO 80419

February 15, 2000

Dear Commissioner Holloway:

As a condition of the approval of the plat for the Douglass Ranch subdivision, the developer (Douglass Ranch Venture, Inc.) was to have provided for a deceleration / right-turn lane from Highway 285 onto old Highway 285 (now known as Hwy. 285 Frontage Road) at a location about midway between Shaffers Crossing and Pine Junction. This portion of frontage road provides access to the Douglass Ranch subdivision, the IREA Conifer office and Elk Creek Elementary School.

At the location of the mandated right turn lane, northeast bound traffic on Highway 285 is in a single lane coming down a fairly steep grade. Consequently, vehicles making a right turn constitute a significant safety hazard.

The original subdivision plat, (recorded 10/9/88) stipulated that no more than 20 lots could be sold until the developer complied with Colorado Department of Highways access requirements. This stipulation was later amended, (and recorded 8/13/93) to allow the sale of 35 lots. It was further stipulated that the developer could comply with the access requirements by either completing the work or providing a letter of credit to "guarantee construction of said improvements." Further, the amendment states that "If a letter of credit is provided to guarantee construction of improvements, the improvements shall be constructed within a *reasonable time* as determined by the County or the County may collect under the letter of credit and use these funds to construct the improvements."

Subsequent events of which I am aware are summarized as follows:

- February 1996: Engineering study completed by Martin/Martin with a cost estimate of \$52,608.05 for deceleration / right turn lane.
- Spring 1996: Permit #195087 issued by Colorado Department of Highways to Jefferson County to begin work.
- March 4, 1996: One year letter of credit in the amount of \$52,608.05 issued by Vectra Bank to Jefferson County.
- March 8, 1996: Developer requested a certificate of compliance from Jefferson County.
- March 5, 1997: Expired letter of credit returned to Vectra Bank by County.

As of this writing, all 42 lots in the subdivision have been sold by the developer, the developer is gone, the highway permit has probably expired, the engineering / cost study is stale, the letter of credit has expired, and there is no sign of the required highway access improvement. What happened??

I have tried for over three years to pursue getting this project completed through the County Department of Highways and Transportation, dealing primarily with a Mr. Dennis Schwartz, and have received absolutely zero cooperation. Therefore, I am now writing you on behalf of the Douglass Ranch Property Owners Association to try to finally resolve this issue. We would appreciate your attention to this matter at your earliest convenience.

Sincerely,

Richard W. McAtee
13781 Douglass Ranch Drive
Pine, Colorado 80470
(303) 838-2876

cc: Mr. Edward Bendelow
President, Douglass Ranch
Property Owners Association

FOREST MANAGEMENT COMMITTEE
5 YEAR PLAN OF ACTION/BUDGET
JANUARY 31, 2000

<u>PLAN OF ACTION</u>	<u>BUDGET</u>	
<u>NOXIOUS WEEDS</u>	<u>Year 1</u>	<u>Year 2-5</u>
<u>Year 1</u>		
Musk Thistle/Canada Thistle		
Have laminated color copy identification sheet made	\$105.00	
Provide list of contractors/teens available to mow weeds	2.00	
Disposable needs for community weed pulls	15.00	
Mailings – 3	60.00	
<u>Year 2-5</u>		
Laminated sheet for new homeowner, disposable needs for Community pulls and mailings		86.00 per year
 WILDFIRE/SLASH PROGRAMS		
<u>Year 1-5</u>		
Wildfire Mitigation Program		
Mail information and encourage participation		
Information sign at entrance		
Jefferson County Wildfire Cleanup Program		
Mail information and encourage participation		
Provide list of contractors available to haul slash	2.00	
Information sign at entrance		
Mailings-2 per year	25.00	25.00 per year
Sign materials	25.00	
 FOREST HEALTH		
<u>Year 1</u>		
Dwarf Mistletoe		
Mail CSFS Dwarf Mistletoe booklets to homeowners	N/C	
Help property owners identify		
Tent Caterpillars		
Mail Jeffco information on tent caterpillars to homeowners	2.00	
Help property owners identify		
Tree Thinning		
Mail CSFS Tree Thinning booklets to homeowners	40.00	
Provide list of contractors available to thin trees	2.00	
Community Meeting on Forest Health		
Presented by Colorado State Forest Service - 2 hours	155.00	
Mailings-1	45.00	
<u>Year 2-5</u>		
3 booklet mailing to new homeowners (3/year)		6.00 per year
<u>Year 3 & 5</u>		
Community Meeting on Forest Health		
Presented by CSFS		165.00 per year
TOTALS YEAR 1 & YEAR 2-5	\$478.00	\$798.00
GRAND TOTAL	\$1276.00	

January 23, 2000

Dear Mr. Bendelow:

The minutes of the December 8, 1999, Board meeting asked for input about what donations the Association should make. We favor a maximum of \$200 to the Elk Creek Fire Department, but no other donations. We need to conserve our money for roadwork which should be done soon, but which we currently can't pay for.

Several of the private roads need some repair now to stall major renovations as long as possible. Meadowridge and Drake Court have several full-width cracks that continue to chip and deteriorate asphalt. Simply tarring these cracks is no longer the solution. Some cracks are over culverts and others are over areas of poor road bed preparation, visible where the road has sunk. These areas should have about an 18" width of asphalt removed, the roadbed recompacted to 95% Proctor, and new asphalt hot-rolled into place. A little money spent now would stall major repair. With the current pace of construction in the Front Range, an asphalt contractor needs to be secured now, to ensure completion of work this year.

The patch Public Service of Colorado or their subcontractor put in Meadowridge in front of Lot 15 needs to be redone at their expense. The Board adopted a standard for street compaction at their February 8, 1996, meeting as part of the Design Review Standards.

No work has been done by the Association to control erosion along private road shoulders and ditches. The Board has discussed solutions several times over the years, but Mr. McAtee stalled things for various reasons. Rip rap in erosion areas is an excellent, economical solution to slowing water flow. Vegetation that has been established over time has helped somewhat, but if erosion is not contained, major road damage could occur during heavy downpours.

The current snow plowing is the worst since the Association was formed. We are not getting our \$70/hour's worth for the following reasons:

1. Not plowing early enough. Roads become packed and icy. We can and previous have had people plow at 5 am and earlier.
2. Failure to plow the full width of roads.
3. Meadowridge hill became snow-packed and icy the first major snow and remained so until the warm weather of the past week. Larry Hall and the snow plower had this problem brought to their attention before the first snowfall. Early and complete plowing have been the solution in the past.

Next year we should obtain the services of a different plower. We would be willing to help in this matter.

Finally, we are not in favor of paying people to control pine beetle on their own lots. It is our understanding that the Pine Beetle Committee discussed paying up to \$100 per lot for a combination of control methods. Then at the General Homeowners' Meeting, it was revealed that one person, without discussion of the other committee members, decided to pay \$100 for spraying and another \$100 for tree cutting and removal. We feel this is each homeowner's responsibility.

Thank you for reading our input.

Mike and Cathy Rheinberger
32674 Meadowridge Lane

- Mrs. Brand reiterated the differences in the letter from forest management committee. She was disappointed the letter was censored, unhappy she was not informed of changes that were made. According to her she was not asked or notified of changes being made.
- Jane Spooner was also upset about not being contacted before changes were made.
- Gary Jorgeson reiterated a time restraint.
- Ted Bendelow voiced his expertise and experiences, letters should be edited, revised. Looking for humor and harmony in all committee letters. He Quoted articles from doc. And reiterated the responsibility of the Committees and requested they stay within their boundaries. Ted's opinion was all differences should be open and not under ground.
- Ted states Selective enforcement of Covenants. Wants to find out who controls not having dogs allowed on lots 28 & 29 - , 4 car parking Allowance. And what about having some kind of recreation on or around the pond.
- Jane Spooner quotes from articles.
- Ted Bendelow finishes Paragraph and accepts some flak about knowledge of Board.
- Jane Spooner states she will restudy Rules and Articles.
- Gary Jorgeson states there is an extreme difference in Previous News letters.
- Jane Spooner states there is a Lack of Financial Report in News letter.
- Ted Bendelow asked to have minutes from day one and hopes to put in Financial Report.
- Jane Spooner shared papers from Jefferson County Mediation Services, states mediation a great fall back. States 600 well not inforced 84 or 85 well companies could not dig any further.
- Ted Bendelow Mentioned Mechanic's of lake should be checked. As well as long term Investments. Suggested Roads should be turned over to the County.
- Jane Spooner States Cul de sac was taken out by Stanzlers because it was built on their property. And that Lot 15 from gas line tap. Needs to be patched. Stated Mr. Rankin is using to Large of rock to sand with. Look's like something used on a construction site.
- Larry Hall states we should put up a sign up to show where the route is for the open space.
- Jane Spooner Why 400 contribution and to whom. Wants to review Books after C.P.A. review.
- Group Define Committees and Responsibility's. Put copy of Easement to open space in next News letter.
- Ted Bendelow H.O.A. Insurance covers board members. Wrong insured corrected.
- Larry Hall, Dick McAtee to participate in 285 expansion. Dick to find out what happened to \$ or letter of credit by next meeting.
- Dick McAtee, Ted Bendelow will check on well Permits and let People know what to expect. Beneficial use Permits are required.
- Ted Bendelow wants Douglass Ranch Rules in minutes and needs copy and states all members should have a copy.
- Group agrees to have News letters done Quarterly. Jane Spooner and anyone wanting to attend all meetings are welcome.
- Kevin Moats Design Review Committee Fee's for Arch. To be raised as needed. \$2000.00 Deposit accessible by board to make corrections as needed. Home owner to keep \$2000.00 balance at all times. Should board spend some \$ as deemed necessary.
- Ted Bendelow reiterates Pres. of board not attorney. Fred Wells to remain Legal Counsel for Douglass Ranch. Stresses to inforce all Builder's to maintain 2000.00 min. balance in Design Review Acct. Requested Kevin to enforce 2000.00 min balance. Lots 38,15,27 when construction starts. Publish newest amendments to Design Review Comm. In next news letter and ask Community for input or response. Discussed Redesigning size of plot plans and each member to receive copy of same. Est. from Vision Lab and Wells (Attorney) to compare ODP and Convent's and Design Review.
- Kevin Moats discussed contact with Lot 15 to clean up and move port-a-potty. Will require Compliance of. As built.
- Larry Hall to make note to contractor to repair patch or cut in road properly. All 3 lots were sent Red Lined Letter per Vision Lab. Corrections addressed to be made or addressed A.S.A. P.

- Ted Bendelow Action plan Lot 38 (who is true owner?) Ted to file with Title Comp. Will document in writing + time limits for required items to be corrected.
- Brian Collier and Kevin Moats to write letter 1-13-00 to contractor (lot 38). Demand Contractor put in writing immediate Response time and plan of action. For Location of Septic tank and other needed correction's.
- Ted Bendelow Suggested Board to Study Telluride Village Covenant's and Design.
- Larry Hall and Dick McAtee agree to fill out Invitation to Highway 285 up dates and Larry to participate as Acting concerned Board member.
- Ted Bendelow to investigate Mediation Service (Per Jeffco) and Jane Spooner.
- Dick McAtee went over Formula He Designed to Expense Possible Future Road Repairs. Dick and Ted discussed options of road Financing (saved outside loans or inside loan)? Can we purchase Insurance to cover road and disaster situation's may need to roll money to different Accts.
- Larry Hall to have road Expenses #'s and time Table Repair Formula by next News letter.

BENDELOW & DARLING, P.C.

Attorneys at Law

January 6, 2000

Edward M. Bendelow

Bob Brand
13745 May Long Ct.
Pine, Colorado 80470

Gary Jorgensen
13662 Douglass Ranch Drive
Pine, Colorado 80470

Kevin Moats
13693 Drake Ct.
Pine, Colorado 80470

Larry Hall
13602 Douglass Ranch Dr.
Pine, Colorado 80470

Re: Douglass Ranch Homeowners Association


Gentlemen:

Gary Jorgensen informs me that an agenda is usually provided prior to the meeting. The following is what I know at this point. Please feel free to raise any additional matters:

1. Comments by the Forest Management Committee regarding December newsletter.
2. Road situation.
 - County takeover – Larry Hall
 - Construction costs – Bob McAttee
3. Proposed changes in Design Review Standards.
 - Kevin Moats
 - Please review Kevin's proposed changes before meeting so we can discuss in detail. The hope is to get board agreement, send out for homeowner review and comment and adopt (with changes), at February meeting.

Respectfully,

BENDELOW & DARLING, P.C.


Edward M. Bendelow
EMB/jlw 

INCOME / EXPENSE STATEMENT

as of 12/31/99

<u>INCOME</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>TOTAL</u>
Initial Investment	1,253.08							1,253.08
Dues 1994	750.00							750.00
Dues 1995	10,005.00	2,400.00						12,405.00
Dues 1996		7,800.00	4,800.00					12,600.00
Dues 1997			5,700.00	6,900.00				12,600.00
Dues 1998				1,200.00	11,400.00			12,600.00
Dues 1999					1,800.00	10,800.00		12,600.00
Dues 2000						3,000.00		3,000.00
Late dues fees		182.00		167.25	30.00	45.00		424.25
Interest - Bank	38.56	244.91	247.11	302.44	295.46	169.73		1,298.21
Interest - Schwab 1		282.00	532.00	107.79				921.79
Interest - Bank CD				350.96	391.79	398.90		1,141.65
Architect design review deposit						1,125.00		1,125.00
TOTAL INCOME	<u>12,046.64</u>	<u>10,908.91</u>	<u>11,279.11</u>	<u>9,028.44</u>	<u>13,917.25</u>	<u>15,538.63</u>		<u>72,718.98</u>
 <u>EXPENSE - Recurring</u>								
Annual meetings	178.78	14.00	41.80	21.00	0	71.00		326.58
Semi-annual meeting			14.00	164.00				178.00
Attorney	303.00	131.50	200.00	678.50	1,787.50	930.00		3,305.50
Attorney refund					(725.00)			
Block party		30.36			48.85	222.20		301.41
Donation		125.00		200.00	200.00	400.00		925.00
Flowers		52.77		75.00		37.84		165.61
Insurance	1,354.00	545.00	385.00	386.00	386.00	309.00		3,205.00
Insurance refund			(160.00)					
Newsletter		77.57	107.91	96.03	76.37	108.09		465.97
Copying	30.28	43.98	3.60		9.00	43.85		130.71
Postage	52.63	64.15	19.77	10.80	12.80	48.11		208.26
PO Box rental	13.25	13.00	13.00	20.00	20.00	24.00		103.25
Snow removal	450.00	1,939.50	1,286.25	2,710.00	3,195.00	1,657.50		11,238.25
Taxes		868.10	126.00	244.00	246.00	261.00		755.47
Taxes refund			(989.63)					
Water rights		168.38	128.38	130.38	130.38	139.61		697.13
Architect design review								
<u>EXPENSE - Non-Recurring</u>								
Advertising			24.65					24.65
Bank fees		30.00			0.65	30.68		61.33
Schwab 1 fees				13.79				13.79
Recording fees		215.75						215.75
Field supplies		38.03		95.37				133.40
Signs		187.00	20.47					207.47
Office supplies	82.44	38.20	10.77					131.41
Telephone		2.42						2.42
Road repair		550.00		2,200.00				2,750.00
Legal fees					380.98			380.98
Cistern			7,634.05	30.04				7,664.09
Pond		1,684.32	1,316.80					2,432.37
Pond refund				(568.75)				
Pine Beetle Control						2,705.25		2,705.25
TOTAL EXPENSE	<u>2,464.38</u>	<u>6,819.03</u>	<u>10,182.82</u>	<u>6,506.16</u>	<u>5,768.53</u>	<u>6,988.13</u>		<u>38,729.05</u>
NET PROCEEDS	<u>9,582.26</u>	<u>4,089.88</u>	<u>1,096.29</u>	<u>2,522.28</u>	<u>8,148.72</u>	<u>8,550.50</u>		<u>33,989.93</u>
Checking Account	9,491.36	7,190.83	7,705.02	6,687.96	8,535.61	8,627.09		
Petty Cash	79.06	107.26	95.29	78.09	61.07	121.19		
Schwab 1 Account		6,282.00	6,814.00	0.00	0.00			
Certificate of deposit				10,350.96	16,742.75	25,141.65		
Design Review Acct.	4,011.84	92.05	6,154.12	6,173.70	4,100.00	4,100.00		
Less acct payable	(4,000.00)	0.00	(8,000.00)	(8,000.80)	(4,000.00)	(4,000.00)		
TOTAL ASSETS	<u>9,582.26</u>	<u>13,672.14</u>	<u>14,768.43</u>	<u>17,290.71</u>	<u>25,439.43</u>	<u>33,989.93</u>		

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as of 12/31/99

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Less acct payable	(4,000.00)	0.00	(6,000.00)	(6,000.00)	(4,000.00)	(4,000.00)		
TOTAL ASSETS	9,582.26	13,672.14	14,768.43	17,290.71	25,439.43	33,989.93		

NOTES

DRPOA DRAFT 2000 BUDGET

12/8/99

<u>EXPENSE</u>	<u>Estimated Amount</u>	<u>Proposed Additional</u>	<u>Total</u>
General / Board	1825.00	600.00	2425.00
Annual meetings	50.00	0.00	50.00
Attorney	500.00	0.00	500.00
Insurance	350.00	0.00	350.00
Donations	400.00	0.00	400.00
Copying	100.00	0.00	100.00
Postage	75.00	0.00	75.00
PO Box rental	25.00	0.00	25.00
Taxes	275.00	0.00	275.00
Bank fees	50.00	0.00	50.00
Audit	0.00	600.00	600.00
Design Review Committee	50.00	500.00	550.00
Legal fees	0.00	500.00	500.00
Other/Misc.	50.00	0.00	50.00
Document Reconciliation Committee	350.00	1500.00	1850.00
Legal fees	0.00	1500.00	1500.00
Filing fees	250.00	0.00	250.00
Other/Misc.	100.00	0.00	100.00
Forest Management Committee	400.00	0.00	400.00
Noxious Weed Control	250.00	0.00	250.00
Fire Mitigation	100.00	0.00	100.00
Other/Misc.	50.00	0.00	50.00
Hospitality Committee	550.00	0.00	550.00
Block party	200.00	0.00	200.00
Flowers	150.00	0.00	150.00
Newsletter	100.00	0.00	100.00
Other/Misc.	100.00	0.00	100.00
Pine Beetle Committee	0.00	2500.00	2500.00
Pine Beetle Control	0.00	2500.00	2500.00
Other/Misc.	0.00	0.00	0.00
Roads and Erosion Committee	4050.00	1000.00	5050.00
Snow removal	3000.00	0.00	3000.00
Road repair	0.00	1000.00	1000.00
Erosion Control	1000.00	0.00	1000.00
Other/Misc.	50.00	0.00	50.00
Water Committee	200.00	2000.00	2200.00
Water rights	150.00	0.00	150.00
Legal fees	0.00	2000.00	2000.00
Other/Misc.	50.00	0.00	50.00
TOTAL EXPENSE	7425.00	8100.00	15525.00
	7425.00	8100.00	15525.00
Income from dues (\$300 * 42):	12600.00		

Certificates of Deposit with Peak National Bank (as of 12/8/99)

CD #	Amount (\$)	Date of Issue	Maturity Due	Length of CD (mo.)	Interest Rate (%)	Value at Maturity (\$)
40001642	5291.38	4/30/99	4/30/00	12	4.50	5532.99
40001727	6382.52	8/4/99	5/4/00	9	4.35	6593.02
40001639	5731.62	10/30/99	4/30/01	18	?	?
40001862	8000.00	7/10/99	4/12/00	9	4.60	8279.19

25,405.52

NOTES