

Douglass Ranch Property Owners Association
Board Minutes
November 10, 1999

Meeting called to order at 7:00PM by Larry Hall VP from Previous board.

Elections were as follows:

President-	Ted Bendelow
Vice President-	Larry Hall
Secretary-	Bob Brand
Treasure-	Gary Jorgensen
Design Review Chairman-	Kevin Moats

Connie Davis addressed the board concerning the forest management committee's proposal for a grant from Jefferson County and the State of Colorado.

Background - Money is available from the state and county for noxious weed control. May require up front money from DRPOA.

Plan

1. Education
 - a. Poster created by committee to display noxious weeds for each homeowner.
 - b. Three mailings which will inform homeowners of what needs to be done. (may be combined with newsletter)
2. Contract with provider (Outside provider or local development labor)
To help remove weeds from the seven most problem lots, with homeowners permission. This is the area with the largest expense. Expense would be shared with seven lot owners. The seven include lots 1,2,6,7,10,11,12
3. Community Involvement
Organize group(s) to have work session(s) which would help pull weeds along roads and on the remaining lots (with homeowners permission).
Expense would be for plastic trash bags for the removal of pulled weeds.
4. Replant Native Grasses

The Board asked the committee to provide the following items.

1. Budget for all items.
 2. Estimate on how long DRPOA may have to float the money prior to reimbursement.
- The Board will vote in December on proceeding.

Bill Ebert spoke to the board as the past president, and the following items were discussed -

1. 5- year plan - Richard Bibeau spearheaded. Committees formed.
2. Review of Covenants, by-laws, and Design Review Standards
3. Previous Board had no remaining open items.
4. Dogs
5. CD's at Peak National Bank. Checking account is at Community First in Aspen Park - **All Board members must sign signature cards at the bank's.**
6. Fred Wells - Official Business Office.

An agenda was created from all Board Members concerns.

Liability Insurance

Gary is going to check on limits and cost of Liability Insurance for the next meeting.

Attendance by homeowners

Board meetings are open to any homeowners - with the exception of executive sessions only to discuss legal action the Board may be considering.

Snow Removal

1. Two inches is the new standard
2. Contractor will make the decision on when to plow
3. All private roads will be plowed by 5AM
4. Larry is the DRPOA contact with the contractor.
5. Any contract's will be signed by the Pres. - Ted Bendelow

Next Meeting

December, 8 1999 at 7PM at Ted's home.

Committees

All committees will be charged to produce a budget and a five year plan of action by the end of the March 31, 2000. Ted would like to be informed of all committee meetings. Next newsletter will request all homeowners interested in participation on a committee to please contact the committee chair or board members. The committees are as follows:

1. Pine Beetle
Members:
Dick McAtee - Chair
TBD - Board member
 2. Forest Management
Members:
Connie Davis - Chair
TBD - Board member
- Discussion on combining these 2 committees - Input will be sought from the two chair's
3. Water
Bob Brand - Board member
New chair will be found from current members
Former members Ted and Gary will no longer be members of this committee
 4. Covenants - This committee was created to do the rewrite of all Douglass Ranch documents.
Members:
Ted Bendelow - Board Member
Bill Ebert
Dick McAtee
Bob Brand
 5. Hospitality Committee
Members:
Debbie Hall
Leigh Ebert
Nancy Miller
Laurie Nissly
Gary Jorgenson - Board member
 6. Road/Erosion
Larry Hall - Board member
Dick McAtee (285 Turn Lane)
Committee should produce article for next newsletter on status of 285-turn lane construction.

Newsletter

1. Laurie Nissly has volunteered to help.
2. Will be sent to homeowners quarterly
3. More Informative
4. Hospitality committee will be responsible for overseeing
5. First edition approximately December 1, 1999

Design Review Report

1. Lot 38
 - a. Kevin will ask Brian Collier to keep an eye on construction on this lot.
 - b. Discussion of problems occurring currently.
 - a. Discussion of course of action against owner/builder
 - b. Board voted 5-0 to have Kevin Moats take such action, as he deems necessary, to get the lot in compliance with the Design Review Standards. All expenses including attorney fees, filling fees, and such will be paid by the lot owner.
2. Lot 15
 - a. Bob will provide Kevin with his list and chronological events for future discussion.
 - b. Discussed rocks along Douglass Ranch Rd.
 - c. Erosion problems being created by driving tacked vehicles up and on the side of Meadow Ridge.
3. Lot 27 - getting started. Design review will become more involved up front to try and head off problems such as we are now having.
4. Overall discussion on speeding construction workers.

Dues

The dues notification for 2000 will be sent out in the next newsletter approximately December 1, 1999. Dues will be delinquent on January 31, 2000.

Audit of books

Board will have CPA do audit of DRHA books. Gary is in charge of finding a CPA from names given by board members. (vote 4-1)

Dogs

Laurie/Jay Dogs are not remaining within the electronic fence. Kevin will write a letter informing them that they have 2 weeks to work out the problems.

Meeting adjourned at 11:15PM