

Douglass Ranch Property Owners Association

Meeting Minutes of the Board of Directors

January 5, 2010 (Approved 3/9/2010)

A board meeting consisting of the following members convened at the home of board member Tom Washburn:

John Alme	President	303-838-4011	norskejohn@aol.com
Tom Washburn	Vice President	303-838-2225	tom.n.washburn@lmco.com
Lori Genender	Treasurer	303-838-9377	lore@merit-tech.com
Robin Barth	Secretary	303-838-1418	robin_barth@hotmail.com
Susan Festag	News Letter	303-816-1348	kpfestag@wispertel.net

The meeting was called to order at 7:15 p.m. by Mr. Washburn.

1. Review/Approval of Meeting Minutes

- a. A motion to approve the minutes of October Meeting motion passed unanimously.
- b. A motion to approve the minutes of November 17th, 2009 as drafted by Ms. Festag was made by Mr. Washburn. Seconded by Mrs. Barth. The motion passed unanimously.

2. Reports

- a. Treasurer
 - i. Ms. Genender will mail annual HOA due notices by end of January.
 - ii. Ms. Genender reported that there was nothing to update at this time on the treasurer's report. Ms. Genender will file taxes by 3/15/10.
 - iii. It was reported that Mr. Alme would have Ms. Genender added as an authorized signer on D.R. accounts.
 - iv. It was determined that the annual report is handled by the Attorney.

3. Old Business Items

- a. Front Entrance Sign – Ms. Genender and Ms. Barth will view the sign and discuss if they can re-paint without hiring outside help.

- b. Gate at the Begin Residence – The issue between the postal lady has been resolved. No gate will be necessary.
- c. Water Board Decree - Mr. Washburn is still researching the facts on previous cases:
 - i. Wombolt 2002 Case: Regarding well depths deeper than 600 ft.
 - ii. Thulin 2004 CW13 Case: Regarding making absolute water rights of the pond. Mr. Washburn will find out the results of the case.
 - iii. Mr. Washburn is researching the 1988 Court Case# 88 CW13 regarding the water report for the pond.
 - iv. Mr. Washburn is reviewing original Case#87CW148 for water rights and all legal aspects involved.
 - v. Mrs. Festag responded via email to the MMRC (Mountain Mutual) to confirm the date annual fees are due, and will add to our board calendar.
- d. Shaffers Ranch Development

Ms. Genender informed us that it is her understanding that Ron Lewis and GlenElk are in foreclosure. Ms. Barth said she would check status to board. The board will continue to monitor activity in this case. Ms. Barth would also get bids on well-testing for water levels in the neighborhood.
- e. Status of Old Home Owner Plans & Phone books

It was reported that these were delivered by Mr.Sickler in completion.
- f. Snow Plow Letter to Tom Sosnowski

Ms. Barth will create letter authorizing Tom to act on D.R. behalf and subject to approval from the board to deal with relational issues on the snow plow contract.
- g. Garbage Hauling Contract

Ms. Genender will get competitive bids to consider a neighborhood contract.

4. New Business Items

- a. Fire Department Dinner

Ms. Barth will send out reminder email by Feb. 19th to the neighborhood.

b. Budget Discussion

Mr. Alme and Ms. Genender will discuss changes to the budget and propose at the next board meeting.

c. Cutting of Trees on Meadowridge/fire department recommendations.

It was decided by the board to table this discussion during the cold season.

5. Calendar

March - Board Meeting, Confirm Elk Creek Fire Department Dinner.

April - Elk Creek Fire Dept. Dinner (1st Thurs. - 4/1/10).

Newsletter

File Tax for 4/1/10

May - Board Meeting, Pine Beetle Assessment

June - Newsletter

July - Open

August - Board Meeting, Plan: Annual Meeting, Snowplow Contract

September - Newsletter, Annual Meeting Notice

October - DR Annual Meeting, Mtn. Mutual Water Report, State Farm Policy Due

November - Board Meeting, Installation of Officers, New Business Proposals,

File Annual Report w/state

December - Newsletter

Next Meeting - The board will have a meeting on March 9 at Ms. Festag's home.

Meeting Schedule

5/11/10 7:00pm, Tues.

8/10/10 7:00pm, Tues.

10/05/10 7:00pm, Tues.

11/09/10 7:00pm, Tues.

6. Adjournment

a. A motion to adjourn was made by Ms. Festag and seconded by Ms. Genender. The motion passed unanimously. The meeting was adjourned at 9:15 p.m.

Respectfully Submitted,

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