

Douglass Ranch Homeowners Association

Meeting Minutes of the Board of Directors

Meeting Date: Tuesday, October 2, 2005

A board meeting consisting of the following members convened at the home of board member Kay Collier:

Kay Collier	Vice President	303-838-4742	Kay.Collier@Qwest.com
Norm Dunn	Design Review	303-838-4449	NDunn@Cisco.com
Rick Koth	President	303-838-5869	Rick.Koth@lmco.com
Terry Sickler	Treasurer	303-816-2090	Terry.I.Sickler@lmco.com
Tom Sosnowski	Secretary	303-838-4183	Sosnowski@ieee.org

- 1. Call to Order** The meeting was called to order at 7:06 PM
- 2. Approval of Minutes** Mr. Sosnowski introduced a motion, seconded by Mr. Koth, to approve the minutes of the meeting on August 7, 2006. It was generally agreed by the board members that the notes surrounding the discussion regarding electronic dog fences was too detailed and required simplification. Mr. Sosnowski agreed to make the recommended changes. The motion for approval was defeated.
- 3. Gift Certificate for Services Rendered** Mr. Sickler introduced a motion, seconded by Ms. Collier, to provide a \$100 gift certificate to Ms. Gentile for valuable financial service rendered to the board over the past several years. The motion was unanimously approved.
- 4. Treasurer's Report** Mr. Sickler reported on the state of present Douglass Ranch finances and provided a five year history for comparison. A notable achievement is the movement of all Certificates of Deposit from Peak Bank to the 1ST Bank of Aspen Park where they earn a higher rate of interest. An analysis of the present financial condition is included in the attachment.
- 5. Annual Meeting Agenda** An agenda for the annual meeting (copy attached) was created by Mr. Koth and agreed upon by the membership.
- 6. CC&R Amendment for Presentation at the Annual Meeting** The issue of electronic dog fences and the need to bring them under the control of the Design Review Committee has been the subject of considerable discussion by the board over the past several meetings. In this regard, a motion was made by Mr. Dunn and seconded by Mr. Sickler to submit the following proposed amendment for approval by the membership at the upcoming annual meeting:

CC&R Section 8.4 Animals – Amendment

This amendment hereby officially grants the usage of electronic (invisible/buried) dog fences within Douglass Ranch. The electronic dog fence must conform to the Douglass Ranch Design Standards and must be approved for all future installations. Existing installations as of October 5, 2006 (annual meeting) are hereby grand fathered.

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Douglass Ranch Design Standards & Construction Regulations, section IV – N: Fences and Screening – Amendment

Electronic (invisible/buried) dog fence layouts are to be submitted for review and approval by the Design Review Board. It is required that the electronic fence line be installed no closer than 50 feet from any public roadway to help prevent possible harassment of passersby by the enclosed dogs.

The above proposal was unanimously approved by the membership.

- 7. Adjournment** At 10:15 PM, a motion was made by Mr. Sosnowski and seconded by Mr. Koth to adjourn the meeting; it was unanimously approved.

Respectfully Submitted



Thomas P. Sosnowski, Secretary

**Douglass Ranch Home Owners'
Association**

Yearly Comparison as of 09/30/06

Account Balances Comparison					
	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>
Checking Account	\$6,422.69	\$9,264.37	\$6,173.36	\$10,759.12	\$10,192.73
Petty Cash	41.20	41.20	41.20	41.20	0.00
Money Market	2,161.38	2,174.31	2,289.92	2,310.64	5,937.40
Design Review	2,261.56	2,275.07	12,249.48	3,293.78	0.00
All CDs (Road Fund)	35,146.80	35,797.23	36,404.24	36,955.73	49,876.52
Total Balances	\$46,033.63	\$49,552.18	\$57,158.20	\$53,360.47	\$66,006.65

Income Comparison					
	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>
Dues	\$12,600.00	\$12,600.00	\$12,300.00	\$14,350.00	\$14,700.00
Late Fee	0.00	0.00	0.00	0.00	0.00
Interest:					
Checking	163.27	50.82	55.58	49.63	52.31
Money Market	39.81	12.93	75.01	42.41	311.99
Design Review	41.72	13.51	12.28	20.72	0.00
CD accounts	1,149.41	650.43	607.01	551.49	700.29
Total Income	\$13,994.21	\$13,327.69	\$13,049.88	\$15,014.25	\$15,764.59

Expense Comparison					
	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>
Accounting	\$450.00	\$220.00	\$220.00	\$0.00	\$0.00
Bank Charges	0.00	0.00	0.00	0.00	0.00
Block Party	0.00	182.12	150.00	211.76	0.00
Donation	0.00	0.00	0.00	0.00	0.00
Forestry	342.20	0.00	0.00	2,000.00	0.00
Hospitality	321.22	156.61	326.86	192.16	403.87
Insurance	310.00	500.00	500.00	1,050.00	1,175.00
Legal	3,828.29	3,176.75	2,230.10	1,074.35	53.10
Meetings Expense	51.95	0.00	100.00	100.00	119.95
Office Supply	389.61	120.22	0.00	0.00	0.00
Pond Repair	0.00	0.00	0.00	600.00	0.00
Printing/Copying	57.40	202.00	0.00	0.00	0.00
Postage	116.86	67.99	36.00	36.00	47.05
Road Repair/consulting	3,700.00	500.00	9,630.00	0.00	0.00
Snow Removal	1,260.00	2,515.00	1,830.00	3,495.00	600.00
Taxes	149.00	0.00	0.00	0.00	38.00
Water Rights	139.61	168.45	168.45	204.60	232.68
Water Supply (Cistern)	0.00	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00	0.00
Newsletter	0.00	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	58.11	0.00
Field Supplies	0.00	0.00	0.00	0.00	0.00
Total Expenses	\$11,116.14	\$7,809.14	\$15,191.41	\$9,021.98	\$2,669.65

Douglass Ranch Home Owners Association

Annual Meeting Agenda - 2006

Meadow Creek Bed and Breakfast

October 5, 2006 7:00 PM

Call to Order

- Roll Call (Establish quorum)
- Opening Statements
- Additions to Agenda
- Introduction of New Members

Fire mitigation Presentation – Elk Creek Fire Department

Reports (Please hold questions until the end of each report)

- **Presidents Report**
 - Accomplishments for the year
 - DR Telephone Directory
 - Firefighter Dinner
 - DR Tax's filed
 - Fire Mitigation Seminar
 - Investigated DR Website
 - Newsletter Published (4)
 - CD consolidation & relocation
 - Convenent Review & Proposal
 - Snow Removal Contract (Ray's Snowplow)
 - Board meetings(5)
 - Annual Picnic (sort of)
- **Treasurers Report**
 - 2006 Expenditures
 - CD Status (Road Fund)

Nominations & Election of Board Members

- **Nominations (2 positions open)**
 - Koth
 - Sosnowski
 - Nomination from floor
- **Election Poll**

New Business (Make Formal motions for discussion & vote. Speaker must be recognized by the chair, a second for any motion is required. Agenda items have priority)

- Continue Annual Picnic
- Slash Removal & Chipper Rental (Fall & Spring)
- CC&R Amendment (Electronic/Invisible fences)
- Items from the floor

Member Comments & Suggestions (This is the time for voicing general concerns or communicating member goals for the new board)

Adjournment

Note: The annual meeting is designed to communicate information to the membership as a whole, elect new board member and provide definitive discussion and decisions on issue important to the entire association. It is not a time to bring up personal or member specific issues. Please see the General Information Items for DRHOA Board issues. Please keep all comments concise, polite and cordial.

