

Douglass Ranch Property Owners Association

Minutes of the Board of Directors Meeting

March 10, 2011 – Final

A board meeting consisting of the following members convened at the home of board member Brent Ballard:

Brent Ballard	President	303-816-5620	brentpballard@hotmail.com
Susan Festag	Vice President	303-816-1348	kpfestag@wispertel.net
Lore Genender	Treasurer	303-838-9494	lore@merit-tech.com
Tom Washburn	Secretary	303-838-2225	twashburn@wispertel.net
John Alme	Member At Large	303-816-4011	norskejohn@aol.com

Call to Order: The DRPOA meeting was called to order at 6:30 pm. by Mr. Ballard.

1. Review and approval of January 6, 2011 Meeting Minutes

Comments on the minutes have been emailed to the Board. Mr. Washburn will edit the minutes per the emails. Ms. Festag moved to approve the minutes as amended per emails. Ms. Genender seconded. The motion passed unanimously.

2. Possible guest: Norm Dunn to discuss DOW letter and strategy for pursuing the rezoning of lots 20-29 to allow dogs on those properties.

Norm Dunn did not attend. Norm does not want to draft the letter to the Department of Wildlife (DoW). He believes that a letter is the Board's responsibility.

After a letter is sent to the DoW a Jeffco rezoning effort will follow. Discussion followed on attorney involvement in the matter to guide us through the rezoning process. If we fail to rezone, we are not likely to be able to repeat this process as Jeffco is not likely to reverse a [denial] decision.

Consensus was that the Board draft a letter per Norm Dunn's suggestion, informally discuss it with the DoW, then formally present it to the DoW for their written response. In other words: wait for a DoW positive response before considering attorney and the Jeffco rezoning process.

Mr. Alme and Mr. Ballard will write a draft DoW letter.

3. Treasurer's report - Lore Genender.

Ms. Genender presented financial status of DRPOA.
Road Report status: We are \$1300 over where we should be

Taxes were filed with use of accountant. Federal and state tax has been paid.
Board agrees that use of an accountant should be continued in the future to ensure accurate tax filing

The decision to use an accountant needs to be passed to the next board. Should make a list of items to pass to the next board

Ebert Foreclosing

Sale is June 1st. We should be on list of creditors for annual dues. Sale to be in High Timber Times in May. District court fee likely to be about \$225. Ms. Genender will look into getting on the creditor list and will pay up to a pre-agreed upon limit of \$50 as a filing fee to register for POA \$350 yearly fee.

DRPOA Dues.

Due 2/28. Delinquent as of 3/31. Late fee is \$20. 12% interest on unpaid balance.

One notice for DRPOA dues has been sent to all homeowners as of today.

A late statement, not a letter, will be sent out as appropriate.

DRPOA Budget was presented including P&L and Balance sheet.

Received a change-in-zoning postcard from Jeffco.

Jeffco wants to send emails, not postal notifications. Details at planning.jeffco.us.

2011 Association Registration also at planning.jeffco.us. The DR neighborhood association needs to register at Jeffco Planning & Zoning.

A problem with prior registrations is that a board member who registers typically does so with a private email address and does not / cannot pass that address onto a subsequent board member. A website was discussed wherein a DR specific email address could be established. Mr. Ballard, Ms. Festag, Ms. Genender will check on details of a website for DRPOA.

4. Pond issues - status review and discussion.

Mr. Washburn discussed several companies he contacted for opinion on solving issues with the pond: algae buildup, loss of pond depth, inlet silt buildup, leak in bypass culvert.

A suggestion to consult with the Denver West office park caretakers to discuss their pond aeration. Mr. Washburn will investigate.

Mr. Ballard will check for additional pond experts.

5. Garbage pick-up survey - status update.

Ms. Genender reported that a survey has not yet been sent out. Garbage truck traffic, truck road damage and recycling are issues that might be addressed by reduction in garbage truck traffic.

6. Roadside tree removal update.

Too early in the season – to be discussed at the next board meeting.

7. Charlie Williams property lines concerns update

Mr. Ballard researched the lot line problem that Charlie Williams mentioned. Mountain roads are typically altered. At purchase time a buyer most likely signs an acceptance of existing lot lines. In other words, the buyer accepts the way roads and easements currently exist. Charlie Williams was satisfied with this explanation.

8. Misc. issues/concerns (old or new).

Newsletter to be sent out on March 21. Might include slash dates.

On May 3, there will be a vote on parks & recreation district per Jeffco announcement of a zoning change.

New Business

Road Plan Revision

Do we need to find second vendor to do a Road plan revision? We will hold off on pursuing an updated road plan. Mr. Alme to ask Ken Holland for a rough estimate.

Entrance Sign

Mr. Ballard closely looked and reported that the DR entrance sign needs to be painted. A layer of the plywood is buckling. We will wait until warmer weather. Hiring a painter is likely to be the approach. Probably May-June. To be revisited.

Well testing

Well testing needs to be discussed with an attorney. A well testing plan needs to be carefully considered. Should we test all neighborhood wells? When to test the wells? Ms. Genender will talk to Charlie Williams about the water issue.

Ron Lewis re-zoning

Another hearing by Jeffco (per article in the Post) is now put off until 3/22.

“Neighbors Upset by Zoning Case”, in yourhub.com

<http://denver.yourhub.com/Conifer/Stories/YourHub-Staff-Stories/Story~953192.aspx>

Hearing announcement postcard had sample letter to send to Jeffco opposing Shaffer’s Crossing development by R. Lewis. No agreement to send such a letter to Jeffco Commissioners. Mr. Ballard likely to speak at hearing in representing DRPOA.

Date of hearing: March 22, 8 pm. The hearing will focus on Shaffers’ Crossing West (i.e., the trout pond side of R. Lewis development).

Discussion of who might be willing to serve on the Board next year. Second round of board membership has started since nearly everyone has served.

9. Next Meeting

The next Board meeting will be held on May 12, 2011, at 6:30 at Mr. Washburn’s home.

10. Adjournment

There being no further business to discuss, a motion to adjourn was made by Mr. Ballard and seconded by Ms. Festag. The motion passed unanimously. The meeting adjourned at 9:13 pm.

Respectfully Submitted,

/s/ Tom Washburn, Secretary
Douglass Ranch Property Owners Association