

Douglass Ranch Homeowners Association

Meeting Minutes of the Board of Directors

Meeting Date: April 3, 2006

A board meeting consisting of the following members convened at the home of board member Mr Sickler:

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

- 1. Call to Order** The meeting was called to order at 7:05 PM
- 2. Approval of Minutes** The minutes of the meeting on January 9th, 2006 have been reviewed by all members and will be conditionally accepted, until presented at the May meeting by Mr. Sosnowski. *Noted to see if Tom has copies (binder) of past meeting minutes and newsletters.*
- 3. Telephone Directory** Update and distribution was completed by Lore Genender in March. The Board would like to thank Lore and other contributors for their effort.
- 4. Elk Creek FD Dinner** Kay Collier and Vicki Wambolt are organizing the annual neighborhood sponsored dinner for the firefighters at Elk Creek FD on April 6th. Participation has been very good for this special way to say thanks to the volunteer firefighters.
- 5. 2005 DR tax prep** Mr. Sickler will coordinate with Ms. Gentile for delivery of the DR financial records to the tax preparer.
- 6. Annual Dues Assessment** Mr. Sickler reported all but two assessments have been received to date. He will follow-up to insure payment or other action as required by the board.
- 7. Douglass Ranch Money Market/CD status** Two CD's are coming due in April & May. They will be combined with the annual road fund contribution (approximately \$12,000) from the checking account and turned into a 12 month CD. The one other CD will not need to be renewed until April 07. Mr. Sickler will report on the account balances at the May meeting. *Noted to review the road plan for when the next road sealing is recommended and the estimate of the funds required at that time. This would be the only major expenditure of funds within the next few years.*
- 8. Douglass Ranch Web Site** The board tabled the discussion of the utility of a Douglass Ranch website until the next meeting.
- 9. Electronic Dog Fences** Another lengthy discussion on this issue and the intent of past boards in allowing 'hidden' electronics dog fences. Review of past board minutes has

Douglass Ranch Homeowners Association

Meeting Minutes of the Board of Directors

shown the fences were approved, but no detail as to their limits and bounds, or positioning on individual properties. The board feels these guidelines should be addressed in the covenants to clarify for the community and future board decisions. Mr. Dunn will draft an addition to section 8.4, para. 2, for these type fences and any limits in size. The Board will review the draft in the May meeting.

- 10. **Continued Covenant review** Mr. Koth reported that the covenants on file in the Jefferson Co. web database match the copies that he has. Also, state law, in conjunction with the existing DR covenants, appear to allow enforcement as the board sees fit. This matches the enforcement information from other community covenants that the board has reviewed. The board thus has the power to set assessments and enforce resolution of covenant issues, as it determines. Therefore, any large re-writing effort will not be undertaken. Some sections of the covenants, addressing the hidden fences and possibly the dog limitation on certain lots, may be re-written. To that end, Mr. Koth volunteered to write a letter to the Colorado Department of Wildlife, asking for a review of the 'no dog' limitation for lots on the west side of Douglass Ranch.

- 11. **Design Review Committee** After a short discussion, it was decided to return house plans used for past design reviews to the current owners. Mr. Dunn volunteered to look at the plans on file at the Collier's and return as many as possible.

- 12. **Next Board Meeting** The next Board meeting is scheduled for 7 PM, Monday, May 22, at the home of Ms Collier.

- 13. **Adjournment** At 9:24 PM, a motion was made by Mr. Sickler, seconded by Ms. Collier and unanimously approved by the members to adjourn the meeting.

Respectfully Submitted

Rick Koth, President