

Douglass Ranch Property Owners Association

Minutes of the Board of Directors Meeting

September 13, 2011 – Final

A board meeting consisting of the following members convened at the home of board member John Alme:

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 6:42 pm. by Mr. Ballard.

1. Presentation by Mr. Koth's volunteer committee for a potential update in signage colors

Mr. Koth presented a set of three colors for the Douglass Ranch entryway sign based upon an ad hoc committee's recommendation. Members of the committee were:

Rick Koth
Magda Koth
Pam Sickler

The colors presented were:

'Utility Wear', 8464 – a grey color for the sign's trim
'Evening Shade', 8758 – a brown color for the background
'Wishing Star', 8427 – an off white for the lettering

The colors were chosen to 'work' with the rocks of the current sign. They are a more modern and neutral set of colors that should stay in style longer. The colors will bring the sign up to date with respect to signs at the entrances of similar neighborhoods.

Mr. Koth will ask Ms. Thulin for an opinion on the colors. The Board looks forward to an email from Ms. Thulin.

Mr. Koth noted that the framework behind the upper right hand side of the sign is rotted out and feels weak to the touch.

Mr. Ballard has a bid from LCI Signs of Pine for \$792 to repair and repaint the sign. Mr. Koth offered his time to repaint the sign. A final decision on who was going to do the work was not made.

A short discussion ensued regarding changing the whiskey barrel planters to pots. No decision was made.

The B&B will be notified of the color change in case they want to also update their signage.

Mr. Ballard moved that the entryway sign colors be changed to the colors suggested by Mr. Koth and the ad hoc committee. Ms. Festag seconded. The motion passed unanimously. Ms. Thulin has the opportunity to provide input and the board will reconsider and revote if necessary.

2. Review of meeting minutes from August 1st meeting

Some spelling errors were noted in the August meeting minutes. Mr. Ballard moved to accept the minutes as amended. Ms. Genender seconded. The motion passed unanimously.

3. Treasury report

The Adrians and Barths are current with respect to annual dues. A statement will be sent to the Moat's bookkeeper for payment.

A letter will be sent to Trademark Investments regarding pro-rated annual dues on the Eberts former property. A letter will also be sent to the Eberts regarding their overdue 2011 dues payment.

4. Potential homeowner liens update

No liens are envisioned on Moats or Eberts properties at this time.

5. Road issues review

Of three road repair bids (for 'crack & seal' repair) Love's won the bid to do crack & seal maintenance on the private roads. Love's had the middle bid. They are local to Bailey. Mr. Alme's review of some of AKR's work resulted in rejecting their bid for DR work. Love's to begin soon – probably either the 23rd, 26th or 27th.

6. Pond issues review

Forward progress is on hold pending a review of the POA's legal responsibilities. A legal opinion of the board's responsibilities with respect to pond maintenance is desired.

7. DRPOA website update

Mr. Alme moved to approve the website plan per Mr Ballard's and Mr Washburn's reviews and discussion, subject to a maximum setup cost of \$250 and a maximum monthly cost of \$50. Mr. Ballard seconded. The motion passed unanimously.

8. Letter to DOW update

The Department of Wildlife has not yet responded to Mr. Alme. A followup call to Howard Horton at DOW will be made to determine whether a DOW response is forthcoming.

9. Snow-plowing contracts

Ms. Festag presented the differences between last year's and this year's proposed snowplowing contracts. Ms. Festag will rewrite Ray's Snowplowing proposed contract to incorporate last year's contract with additional editing.

Ms. Genender reports that Ray's Snowplowing has not cashed a check. It may be that we already paid. Ray's bills are not always clear with respect to the date of plowing.

10. Noxious weeds

Stanzlers received a letter from JeffCo regarding noxious weeds. Ms. Stanzler had the county come out and point out noxious weeds on her property. Several homeowners received a mailing from the county.

Colorado has a Noxious Weed Law (CRS 35-5.5 et al.) that requires landowners to control noxious weeds.

“Failure to control noxious weeds may result in the county taking enforcement action.

For example the county may directly manage the noxious weeds on your property at your expense.”

A booklet was circulated: Noxious Weeds of Colorado, Colorado Weed Management Association, Tenth Edition, 2001.

Jeffco website (<http://weeds.jeffco.us>) discusses what to do for each weed.

This topic should be added to the newsletter or brought up at the annual meeting.

11. HOA attorney(s) update

Ms. Festag will compile a list of questions for our attorneys with Board member inputs. These questions will form a basis for a dialogue with our current attorneys. Besides answers to the questions, the expectation is that we gain a sense of our attorney's proactive support for our neighborhood.

12. Any new or other miscellaneous Board business.

The questionable activities of current residents in the Dunn house were mentioned to Mr. Dunn. Mr. Dunn is now aware of potential conflicts with DR covenants. It now appears that the residents are down to two cars.

The board has contacted the homeowner who advised that the current residents know that a business cannot be run from the house and that the lot is a non-dog lot.

13. Annual Meeting preparations

The 3rd, 10th, 15th or 17th of November are possible dates for the annual meeting. Thursday Nov 10th seems to be the best date. Ms. Genender will research the availability of Elk Creek Elementary school for the meeting.

A discussion of an annual meeting notice in the DR Newsletter followed. Per DR by-laws a minimum of 10 days advance notice for the annual meeting is required. Potential Board candidates were discussed.

A pre-meeting will be held 10 to 14 days before the annual meeting to verify readiness for the annual meeting. Ms. Festag will host the pre-meeting on 1 November at 6:30.

14. Next Meeting Date

November 1 at Ms. Festag's house, 6:30 p.m., for an informal meeting to verify that the board is ready for the annual meeting.

Mr. Alme motioned to adjourn. Ms. Genender seconded. The motion passed unanimously. Meeting adjourned at 9:52.

Respectfully Submitted,
/s/ Tom Washburn, Secretary

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