

# Douglass Ranch Property Owners Association

## Meeting Minutes of the Board of Directors

May 18, 2010 (Approved)

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

John Alme	President	303-838-4011	<a href="mailto:norskejohn@aol.com">norskejohn@aol.com</a>
Tom Washburn	Vice President	303-838-2225	<a href="mailto:tom.n.washburn@lmco.com">tom.n.washburn@lmco.com</a>
Robin Barth	Secretary	303-838-1418	<a href="mailto:robin_barth@hotmail.com">robin_barth@hotmail.com</a>
Susan Festag	News Letter	303-816-1348	<a href="mailto:kpfestag@wispertel.net">kpfestag@wispertel.net</a>

The meeting was called to order at 6:39 p.m. by Mr. Alme.

### 1. Review/Approval of Meeting Minutes

Ms. Festag made a motion to approve the minutes of March 9th, 2010 with updates as noted at the meeting, and as drafted by Ms. Barth was seconded by Mr. Washburn. The motion passed unanimously.

### 2. Reports

#### a. Treasurer

- i. Ms. Genender was unable to attend, but submitted a treasurers' report in written notes.
- ii. Ms. Genender continues to follow up with outstanding HOA dues.
- iii. The board reviewed financial status, P & L, and the budget. The board suggested lowering the pond budget from \$2,000 to \$1,000. Ms. Barth made a motion to approve the budget as amended, and Ms. Festag seconded the motion.
- iv. Mr. Alme and Ms. Genender are reviewing CD Maturity Dates and will propose a plan at the next meeting.

### Roads & Grounds

- a. Front Entrance Sign – The board decided to postpone discussion until next year.

- b. New Street Signs - Ms. Barth stated that the new signs will complete around June 10<sup>th</sup>.
- c. Ms. Festag will meet with Ms. Genender to review the road plan budget and requirements and present recommendations for action to the board at the next meeting.
- d. Mr. Washburn discussed the possibility of aerating the pond at the Lenhardt's request. Mr. Washburn will forward copies of Lenhardt's letters and pond literature to the board members for further review to be discussed at the next board meeting.
- e. Ms. Festag stated that we need a file with all the reports through all the years pertaining to the water rights of the pond. Mr. Washburn accepted the task.

### **Old Business Items**

- a. Water Board Decree - Mr. Washburn is still gathering information on the Annual Water Report to be handled by October.
  - 1. Wombolt 2002 Case: Regarding well depths deeper than 600 ft. Mr. Washburn did confirm the case that D.R. is allowed to have wells deeper than 600 ft.
  - 2. Thulin 2004 CW13 Case: Regarding making absolute water rights of the pond. Mr. Washburn will find out the results of the case.
  - 3. Mr. Washburn is researching the 1988 Court Case# 88 CW13 regarding the water report for the pond.
  - 4. Mr. Washburn is reviewing original Case#87CW148.
  - 5. 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.
  - 6. Ms. Festag stated that we need a file with all the reports through all the years pertaining to the water rights of the pond.
- b. Shaffer's Ranch Development
  - Ms. Festag gave the board copies of the opinion in case # 09CA1209 – Lewis vs. Glen Elk Association. The board will continue to monitor activity in this case and report at the August meeting.
- c. Garbage Hauling Contract
  - Mr. Washburn made a motion to table indefinitely and Ms. Festag seconded the motion.

d. Snow Plow Contract

It was determined by the board that Ms. Festag is the new liaison to the snow plow contract.

e. Annual Report Review/Signature

Ms. Genender verified that our attorney will file the annual report with the Secretary of State's office.

f. Treasury Tote Cleanout Info.

Ms. Genender corrected any errors found and organized totes. Ms. Genender to pick up more totes from the Gentiles.

g. Miscellaneous Tote Cleanout Info.

Ms. Festag is progressing on the totes and will report back at the next meeting.

h. Slash Date Info.

Mr. Joe Page inquired with the board to see if we could thin trees on Meadowridge Lane. Mr. Alme and Ms. Festag will meet with him to discuss and report back at the next meeting.

i. Well Testing

It was determined by the board members, on behalf of the HOA, with regard to water well testing; that it is not appropriate at this time.

**3. New Business Items**

a. Rezone Meeting 5/26 & 5/27 - Mr. Alme informed the board of this community meeting if anyone would like to attend and report back.

b. Dogs, CC&R's Lots 20-29

Mr. Alme stated that in 1991 D.R. people filed a petition to rezone to allow dogs on lots 20-29 with Jefferson County. Jeffco ruled that insufficient evidence was presented to overturn the no dog zoning. Documented in 11-12-1991 Decision #CC91-938. Mr. Washburn made a motion on CCR for lots 20-29, that any action by the board is not warranted at this time. Ms. Festag seconded the motion, and the board approved unanimously.

c. Election/Candidates for 10/10 Annual Meeting

The board will table this item until the August meeting.

d. Fiduciary Bond

Mr. Alme is researching a policy and will report back at the August meeting.

e. Post Office Box Update

Mr. Alme filed new address and acquired a second key that was updated and authorized.

f. Pond Request

Mr. Alme discussed there is an occasional need to make repairs to the pond and it should be included in the budget.

g. Newsletter

Ms. Festag will need all articles for the newsletter by Saturday June 12<sup>th</sup> to be posted by June 14<sup>th</sup>.

### 3. Calendar

May - Fireman's Dinner

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 August 24th at Ms. Genender's home.

#### Meeting Schedule

8/24/10          7:00pm, Tues.

10/05/10        7:00pm, Tues.

11/09/10        7:00pm, Tues.

#### **4. Adjournment**

- a. A motion to adjourn was made by Ms. Festag and seconded by Mr. Washburn. The motion passed unanimously. The meeting was adjourned at 9:19 p.m.

Respectfully Submitted,

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