

Douglass Ranch Homeowners Association

Meeting Minutes of the Board of Directors

Meeting Date: May 22, 2006

A board meeting consisting of the following members convened at the home of board member Ms 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

- 1. Call to Order** The meeting was called to order at 7:05 PM
- 2. Approval of Minutes** The minutes of the meeting on April 3, 2006 have been reviewed by all members and accepted.
- 3. Elk Creek FD Dinner** Kay Collier and Vicki Wambolt organized the annual neighborhood sponsored dinner for the firefighters at Elk Creek FD on April 6th. Participation from DR was very good and the volunteer firefighters praised the quality and quantity of the food.
- 4. 2005 DR tax prep** Mr. Sickler reported that the information is with the tax preparer and should be filed on time.
- 5. Annual Dues Assessment** Mr. Sickler will follow-up on the two assessments that have not been received by calling the households. He will provide status to the board as needed.
- 6. Douglass Ranch Money Market/CD status** The two CD's that came due in April & May have been rolled into the money market account. They will be combined with the annual road fund contribution (approximately \$12,000) from the checking account and turned into a 12 month CD, drawing around 5%. This should be completed by the next meeting. The one other CD will not need to be renewed until April 07. A motion to move the existing CDs from Peak Bank to First Bank of Conifer to take advantage of higher rates of return was approved.

It was noted that no major expenditures are expected or anticipated in the next few years. The next road sealing is not scheduled until 2008, which will allow time to adjust the CD's renewal dates.

- 7. Sale of ranch below Douglass Ranch** A short discussion of this pending sale lead to agreement to make an informal contact with the buyer to gain information on his development plans. A follow-up item will be on the agenda for the Aug. meeting.
- 8. Electronic Dog Fences** The board feels guidelines on the use of electronic "hidden" dog fences should be addressed in the covenants to clarify for the community and for

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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 Aug meeting.

9. **Continued Covenant review** Mr. Koth again volunteered to write a letter to the Colorado Department of Wildlife, asking for a review of the 'no dog' limitation for lots 20-29 on the west side of Douglass Ranch. He hopes to get this done by the August meeting.
10. **Douglass Ranch Web Site** Discussion of the utility of a Douglass Ranch website included items like posting newsletters, CC&R's, meeting minutes, information items, neighborhood alert items, maps, new developments, etc. The board decided to put an item in the newsletter to see if any comment or interest is generated.
11. **Design Review Committee** It was agreed to place a note in the newsletter about use of the Design Review Committee for approval of any outside changes and about the maintenance of mailboxes and posts. Information items on Pine Beetle kill and the Fire Ban/Fireworks use will also be included.
12. **Next Board Meeting** The next Board meeting is scheduled for 7 PM, Monday, Aug. 7, at the home of Mr. Dunn.
13. **Adjournment** At 8:35 PM, a motion was approved by the members to adjourn the meeting.

Respectfully Submitted

Rick Koth, President