

# Douglass Ranch Property Owners Association

## Minutes of the Board of Directors Meeting

January 6, 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	<a href="mailto:brentpballard@hotmail.com">brentpballard@hotmail.com</a>
Susan Festag	Vice President	303-816-1348	<a href="mailto:kpfestag@wispertel.net">kpfestag@wispertel.net</a>
Lore Genender	Treasurer	303-838-9494	<a href="mailto:lore@merit-tech.com">lore@merit-tech.com</a>
Tom Washburn	Secretary	303-838-2225	<a href="mailto:twashburn@wispertel.net">twashburn@wispertel.net</a>
John Alme	Member At Large	303-816-4011	<a href="mailto:norskejohn@aol.com">norskejohn@aol.com</a>

**Call to Order:** The meeting was called to order at 7:05 pm. by Mr. Ballard

### 1. Guest DR POA member, Charlie Williams

Charlie was invited to attend a DR Board meeting to discuss his concerns on several issues.

#### **Trees on hill on Meadowridge Drive**

Some drivers have complained that the tree growth in recent years has reached a point where visibility is impaired. Charlie is agreeable to thinning trees on his land adjoining Meadowridge Drive. He asks that he be called prior to any tree cutting.

#### **Gordon Court road possible mis-location**

Mr. Williams informed the board that he has a survey from Pitsker and Associates dated 9-26-2006 that indicates the dead end of Gordon Ct. is mis-located. Based on his analysis of this survey, he believes Gordon Ct. currently terminates (dead ends) roughly 50 ft north of where it should terminate. In other words, he thinks Gordon Ct. is 50 ft into his property.

#### **Drainage culvert**

A drainage culvert made of corrugated drain tile (~ 6" diameter) under Gordon Ct. had one end ripped apart, probably by an animal. Mr. Alme will look at the drain and assess whether it needs to be repaired.

### 2. Review and approval of 11/18/2010 Meeting Minutes

Ms. Festag authored the November meeting minutes and solicited corrections via email. The email-suggested modifications were incorporated. Mr. Alme motioned to accept the November minutes as amended. Mr. Ballard seconded. The motion passed unanimously.

### **3. Treasurer's report – Ms. Genender**

- Mr. Ballard is now a signatory on the Douglass Ranch POA First Bank account – pending Ms. Genender and Mr. Washburn signatures on a final form from the bank.
- The 6 month CD is nearing its end of February term. Current plan is to renew the CD to a 1 year term. Optionally the CD could be renewed to a multi-deposit CD where additions can be made to the CD during its term. Consensus was that a multi-deposit CD would probably better serve the DR POA.
- Ms. Genender circulated financial status reports to the board members. Discussion followed regarding the amount of road fund to add to the CD. Board members were in agreement that the cost of last year's repairs to Drake Ct. (\$5950) should come out of the road fund CD. Thus the normal yearly addition to the road fund (\$9066) is reduced by the cost of Drake Ct. repairs resulting in \$3116 added to the CD for 2010.
- POA annual dues statements were mailed out. A discussion followed regarding the handling of late dues payments and the possibility of imposing penalties.
- Ms. Genender has contacted Community Association Institute (CAI) for possible references to organizations that can analyze private road needs and reserve funding. One source, Steve Bradley of Bradley Properties, estimated \$1800 - \$2200 to update the DR POA road reserve report. An on-site visit was suggested. After some discussion, Ms. Genender agreed to re-contact Mr. Bradley to proceed with his road reserve service.
- Ms. Genender volunteered to call CAI references with pond maintenance experience.
- The latest snowplow bill was paid. For the fall-winter 2010 season, snowplowing expenses have been \$360.
- Ms. Genender expressed desire to hire a tax accountant to prepare DR taxes. One accountant was contacted and estimated \$60 to prepare DR tax forms. Other accountants offered similar service for around \$300. Ms. Genender expressed desire to retain McNurlin & Associates – which has provided tax accounting service to DR POA in the past. The board agreed with Ms. Genender's choice of McNurlin.
- Discussion ensued regarding the amounts to budget in various sub-accounts in the DR budget. General agreement was reached with respect to several categories of budgetary funds. Ms. Genender will formalize these numbers in the next meeting's treasurer's report.

### **4. Dogs on lots 20 - 29 discussion (cont'd)**

A draft letter to the Colorado Department of Wildlife has not been received from Mr. Dunn, as expected. In fact Mr. Dunn has made no attempt to contact DR Board members. At the meeting with Mr. Dunn it was agreed that Mr. Dunn would take the first step to change DR dog restrictions. With no indication from Mr. Dunn to date, and with other pressing matters, the board agreed to table the effort to change DR dog restrictions.

Mr. Ballard will call Mr. Dunn to determine possible follow-on efforts.

## **5. Pond issues (cont'd)**

Ms. Genender will look into CAI references for one or more pond maintenance experts. Mr. Washburn will then follow-up with suggested experts – possibly including on-site visits.

## **6. Garbage pick-up survey**

A survey of DR residents regarding garbage companies did not make it into the most recent DR newsletter. Ms. Genender will attempt a survey by email. There is a new Bailey garbage company, PMB Waste Solutions (<http://www.pmbwastesolutions.com>), which offers recycling services and appears to offer competitive trash pickup rates.

## **7. Roadside tree removal update**

Mr. McAtee has planted flags on his lot (lot 24) to indicate lot boundary. Mr. Alme and Mr. Sosnowski will work together in April on tree removal.

Next week Mr. Alme and Mr. Sosnowski will take down a few trees across from Mr. Sickler's lot (lot 42) in response to a concern voiced at the annual meeting. The trees are on the Brand (lot 41), Begin (lot 40) and McAtee properties.

## **8. Misc. issues of concern (if applicable)**

- Mr. Ballard will include the DR Board's event calendar in the agenda for the next meeting.
- An update on the Supreme court case regarding Ron Lewis's attempt to condemn Elk Creek property in order to build a less costly road to access Lewis' "land-locked" property. The Supreme Court has accepted one issue out of five presented (but the title or content of the issue is unknown to the board at this time). Next step is opening briefs.
- A newsletter question of listing kids willing to work in the area was raised. Concern was raised about who or what organizations would be allowed to use the newsletter. With no consensus, the question was unresolved.
- The annual fire department dinner is May 5<sup>th</sup>. The dinner will be in the next newsletter.
- A question was raised as to whether the DR front sign should be painted. Mr. Ballard will take a close look at the sign to gauge whether repainting is needed.
- A question of well testing for all of the lots was raised. A nearby neighborhood (name unknown) was reported to have sued Mr. Lewis over the issue of diminished water and won, in part due to the well testing performed prior to the problem of poor well performance. Mr. Alme will attempt to locate an article on the neighborhood. Further discussion to be continued at the next meeting.

**9. Next Meeting**

The next Board meeting will be held on Thursday, March 10, 2011, at 6:30 at Mr. Ballard's home.

**10. Adjournment**

There being no further business to discuss, a motion to adjourn was made by Ms. Festag and seconded by Ms. Genender. The motion passed unanimously. The meeting adjourned at 9:37 pm.

Respectfully Submitted,

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