

Douglass Ranch Property Owners Association

Minutes of the Annual Meeting

November 15, 2012 – Approved

The 2012 Douglass Ranch Property Owner's Association annual meeting convened at the Elk Creek Elementary School where the following officers were present:

Susan Festag	President	303-816-1348	kpfestag@wispertel.net
Brent Ballard	Vice President	303-816-5620	brentpballard@hotmail.com
Lore Genender	Treasurer	303-838-9494	lore@merit-tech.com
John Alme	Road and Grounds	303-816-4011	norskejohn@aol.com
Tom Washburn	Secretary	303-838-2225	twashburn@wispertel.net

Call to Order

The DRPOA meeting was called to order at 7:08 pm. by Ms. Festag.

1. Review of Sign in Sheet (determination of quorum)

Twenty two property owner signatures representing 14 attendees and 8 proxies were counted. Thirteen (30% of 39 dues-paid lots) were needed to establish a quorum. Mr. Washburn reported that a quorum was represented at the meeting.

2. Opening Statements

Ms. Festag commented on the appearance of the neighborhood. Thanks were given to a number of individuals for the upkeep of the flower barrels at various locations in the neighborhood.

Selected Committee Reports

1. President's Report – Susan Festag

a. Accomplishments this year

Parking Covenants update was attempted this year but there was not consensus among the working group members to make it work.

Per request for reasonable accommodation , a dog has been approved on the Stanzler lot in accordance with DR attorney advice.

Pond Maintenance was reviewed by Mr. William Blatchley, Mountain Mutual Reservoir Company. Mr. Blatchley noted that it is not unusual that the pond's water level gets low once in a while. Current leaks in the stand-pipe allow DR to be in compliance with a requirement for a constant flow of water out of the pond. Finally, the Board approved up to \$1000 to reimburse expenses paid to maintain the pond. Most likely this will be used to install an aerator.

The DR website was used by two realtors in pending home sales.

A DR Phone Directory update was mailed out – which includes latest email addresses.

A Garbage Survey taken in 2012 found that most residents did not want to change garbage haulers.

A new Governance Policy was signed for DR POA. The state mandated policy applies to Formal Reserve Studies and does not apply to Douglass Ranch. DR has a road plan and not a formal reserve study.

The Board has created a master calendar to ensure that dates are met with respect to required reports, bills and so on.

b. Current Projects

Dog Restricted Lots in Douglass Ranch is governed by the Official Development Plan (ODP). The ODP is based on comments from DOW / CPAW (Department of Wildlife / Colorado Parks and Wildlife). We have been working with CPAW and have received a letter from CPAW stating that dogs on the restricted lots would not impact wildlife.

Jeffco typically wants a full re-zoning process to change the ODP. A planner who works with those facing such a re-zoning process suggested an alternative approach of sending a letter to the Jeffco zoning administrator asking for an interpretation (essentially asking the question: “Will you determine that the Douglass Ranch area is not high wildlife quality area per recent statements from the Colorado Parks and Wildlife?”)

The DR attorney has agreed with CPAW that the dog restricted lots are no longer a high quality wildlife area. The attorney recommends a change of covenants to accommodate dogs (without going to Jeffco).

c. Next year’s goals

Dog Lots

New Colorado HOA Requirements which will include required records by an HOA.

Fire department support for fire mitigation.

Emphasizing that homeowners are responsible for renter compliance with covenants.

2. Treasurer's Report – Lore Genender

a. Financial status reports

All 2012 HOA dues and fees have been collected

2011 taxes were completed and filed on time.

Two Certificate of Deposits containing funds for major road repairs

A Money Market account for short term expenses and as a staging area for funds bound for a CD.

Several financial status reports were distributed and discussed:

DRPOA Financial Status, 2012

DRPOA Yearly Comparison (2008 thru 2012)

DRPOA Profit & Loss Budget vs. Actual (2012 thru 2013)

b. Road fund status

Road fund plan shows a higher goal for funds in the bank than we currently have.

The plan also shows a higher amount of road expense than we currently have experienced. The DR roads are in better shape than the road plan predicted – mostly likely due to constant attention to the roads and periodic repairs prolonging the life of the roads. The road fund “shortage” in the bank reflects the cost of periodic repairs. The road repairs have been an efficient use of funds resulting in longer road life at low cost.

c. 2013 Budget

A profit-and-loss statement for 2012 actuals and budget and for 2013 budget.

3. Roads and Grounds Report – John Alme

Mike Rheinberger asked about an estimated cost to overlay the roads. Mr. Alme responded that he has queried some companies for a cost to overlay the DR roads. Two companies responded that they were not interested in providing such an estimate. Martin Marietta Materials estimated \$129,500 to

resurface the roads. The bid includes \$27,600 to completely remove and replace portions of some roads.

By the end of 2012 we had \$112K in road funds available. It appears that a remove & replace operation will not be necessary as the roads are currently in good shape.

The next step will be to amortize the \$129,500 minus \$27,600 (\$101,900) as a starting point for going forward.

Mr. Alme has asked Love's (an asphalt company in Bailey) to review the poor patch at the top of Meadowridge.

An 'area of concern' is Baldwin Court where a possible patch is needed.

Mr. Alme asked for neighborhood help in identifying other areas of road concern.

Mr. Alme has asked Charlie Williams for permission to cut down a tree in front of a stop sign at the bottom of Meadowridge Lane.

Nomination and Election of Board Members

There being no new volunteers from the audience to serve on the Board, and by prior arrangement with John Allen, John Allen was nominated by Ms. Festag. Mr. Ballard seconded. The nomination passed unanimously by those in attendance.

Member Comments/New Business

Regarding a Rick Koth comment regarding the current state of DR parking covenants: DR parking covenants are governed by supplementary covenants where every vehicle has to be garaged. The DR attorney has reviewed this aspect of our covenants. A complaint and review process is in place per state-mandated amendment to our covenants. The current covenants are largely agreed to be unenforceable. We now rely on "good common sense".

A discussion ensued of the proposed JeffCo incinerator on nearby Parker Road. It was noted that funding for the incinerator has not been approved.

There was agreement that renters should be aware of the covenants.

Ms. Festag will email out the date of the first DR Board meeting in 2013.

Regarding activity (or lack of activity) in the Shaffer's Crossing subdivision: Per Mr. Ballard, there has been no activity on the property. No wells. No subdivision.

Mr. Allen noted that property behind his home has been condemned for 285 widening. John desires a wall behind his house. Ms. Festag recommended attending Conifer Area Council quarterly meetings. Ms. Genender noted that Elk Creek school might be interested in the same sort of wall.

Adjournment

The meeting was adjourned at 8:26 pm.

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

