

Douglass Ranch Property Owners Association

Minutes of the Board of Directors Meeting

August 1, 2011 – Final

A board meeting consisting of the following members convened at the home of board member Lore Genender:

Brent Ballard	President	303-816-5620	brentpballard@hotmail.com
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 7:36 pm. by Mr. Ballard.

1. Review / approve minutes from 14 June 2011 meeting

Comments regarding the June minutes were collected. Mr. Washburn will make corrections and email minutes to all Board members and to Mr. Rheinberger. Mr. Alme moved to approve the minutes as amended. Mr. Ballard seconded. The motion passed unanimously.

2. Treasurer's Report

An annual dues payment from the Hager's was promised, but not yet delivered. The new owners of the Ebert's house, Trademark Investments, should be assessed a pro-rated annual dues amount. The Ebert's house was bought at auction on 16 June 2011. The Skahans and Barths have paid no annual dues as of 1 August. The Adrians and Moats are making payments.

3. Road issues review

Mr. Alme reports of three estimates for road crack sealing. The idea of a total road overlay was not pursued further.

One estimate is from Protective Coating (“Martin”) who bid \$5100 to crack seal the private roads.

A second estimate is from AKR Paving Consultants who were recommended by Holland Hurst. AK bid \$3650 (as reported at the last board meeting).

A third estimate is from Love's in Bailey who bid \$3720.

Mr. Alme reported prior road maintenance history for Douglass Ranch roads.

Year	Cost	Detail of repairs
2004	\$9,630	Crack sealing
2007	\$4,295	Crack sealing
2009	\$5,100	Protective coating, repair, and crack sealing
2010	\$5,500	Holland Hurst: repair of Drake Ct

Mr. Alme reports that Ken of Holland Hurst commented that Douglass Ranch roads are in good shape.

In August 2008 Holland Hurst estimated \$80K to overlay all of the private roads in Douglass Ranch. Assuming a 20% cost increase since 2008, the current DR POA road savings are sufficient to meet the possible need to resurface. In other words, the Holland Hurst comment and simple math supports an argument that the DR Road Plan is still valid.

4. Pond issues review

Forward progress on the pond has stalled at the question of determining the DR Board's legal obligation to maintain the pond. Finding an answer appears to involve reviewing the capabilities of our current attorney vs. finding a new attorney who may be more attuned to the issues of an HOA.

Also to be answered is whether our current lawyers proactively watch for legal issues that might affect us or are they only consulted when we have an issue?

Mr Alme will discuss the matter with Rick Koth. One question to answer is how the current lawyers were found and/or recommended.

Mr. Washburn will talk with William Blatchley to determine, if possible, what pond maintenance is expected by Mountain Mutual Reservoir Co.

5. Entryway sign issues

Separation of the entryway sign color update from a possible mailbox update was agreed upon. Mr. Alme will talk with Rick Koth to see about getting recommendation of new sign colors. Perhaps Rick could bring a committee together to find an acceptable answer. A background color change is the goal.

6. DRHOA website provider discussion

Mr. Washburn will discuss website issues (raised in a recent email from Mr. Ballard) with Noelle Klehr of AssociationVoice.

7. Letter to DOW regarding lots 20-29 – review.

Letter to the Colorado Department of Wildlife (DOW) has been drafted and received approval from Board members. Mr. Washburn states he has a copy of the DR Official Development Plan (to be attached to the letter) and will make a copy of the ODP on 8 ½ x 11 or 11 x 17 paper.

8. Misc. other board business

A discussion of previous pond decisions. Apparently the 2008 annual minutes included a decision regarding the pond. But the exact nature of the decision was unclear. Ms. Genender re-sent Mr. Washburn's email of last year (5/27/2010) to all board members summarizing the Board's responsibilities with respect to the pond (per DR Articles and Covenants).

9. Next Meeting Date

September 13 at Mr. Alme's house, 6:30 pm.

Mr. Washburn motioned to to adjourn. Mr. Ballard seconded.
Meeting adjourned at 9:35