

Douglass Ranch Property Owners Association

2013 Annual Meeting Minutes

November 5, 2013 - Final

The 2013 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
John Allen	Vice President	303-816-0630	jdaallen@aol.com
Lore Genender	Treasurer	303-838-9494	lore@merit-tech.com
Tom Washburn	Secretary	303-838-2225	twashburn@wispertel.net

Call to Order

The DRPOA Annual meeting was called to order at 7:06 pm by Ms. Festag.

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

Eighteen property owners attended in person and ten proxies were counted for a total attendance of twenty eight property owners.

Thirteen property owners (30% of 39 dues-paid lots) were needed to establish a quorum. The meeting had 71% representation. Mr. Washburn reported that a quorum was represented at the meeting.

2. Welcome & Introductions

Ms. Festag introduced the current DR Board members.

Selected Committee Reports

1. President's Report – Susan Festag

a. Accomplishments this year

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 including John and Kassie Allen who maintained the entry flowers and decorations.

The status of the Douglass Ranch road fund was reported as “fully funded”. Recent road repairs have alleviated a need for a total resurfacing per the current POA road plan.

The recent covenant amendment regarding elimination of no-dog properties in Douglass Ranch was reviewed.

A snow plowing contract has been signed for 2013-2014.

b. Current projects

The Board's Master Calendar was highlighted.

The Board is monitoring Colorado HOA legislation. Colorado Common Interest Ownership Act (CCIOA) was mentioned. Recent Colorado legislation requires HOA's to meet record keeping requirements and manage unpaid assessments. Our DR attorney has given us recommendations regarding our need to comply with this legislation by amending two of our current governance policies.

c. Follow-up questions

The audience followed Ms. Festag's monologue with a number of questions.

Q: Regarding the change in no-dog lots: Did other covenants change? A: Not all: The existing dog “rules” remain in place.

Q: What can we do about dogs outside of electronic fences? A: Be sure the dog is owned within Douglass Ranch. Call Jeffco Animal Control. Cyndy Lenhart mentioned that free-running dogs at the pond are not always from the area.

Q: Was the electric dog fence voted by the membership? A: Yes.

2. Treasurer’s Report – Lore Genender

a. Financial status reports

Ms. Genender presented the following financial reports:

- i. DRPOA Financial Status, November 2013
- ii. DRPOA Balance Sheet as of November 2013
- iii. DRPOA Profit & Loss, January through October 2013
- iv. RDA Report spreadsheet

b. Road fund status

The neighborhood spent \$4500 on road repairs. We are on target with funding in the DR Road Fund.

c. Follow-up questions

The audience followed Ms. Genender's presentation with a number of questions.

Q: Can we get a financial report out a week before the meeting? A: Yes, good idea.

Q: Is there a law limiting the amount of funds held by a HOA? A: No, as far as we've seen there is no such limit.

We are facing a large bill for road maintenance. A sealant is recommended next year. The roads were last sealed several years ago.

Per D. McAtee the HOA should have 80% of its funds from dues. We could lose a tax exempt status if 20% of income comes from sources other than dues.

Q: What were taxes two years ago? A: Ms. Genender could not remember the specific details of two year old taxes.

Q: What was pond money for? A: Per Board responsibility to maintain common grounds a pond aeration system was partially financed. The Board also approved funds to maintain the stonework in the front entrance sign.

Nomination and Election of Board Members

The DR Board nominees are:

Colleen Jorgensen

Cyndy Lenhart

Tricia Jensen

Todd Williams

There were no additional board nominations. It was agreed that a formal election was not needed as five is a desirable number of board members.

A motion to accept these nominations was made by Gene Ferraro. Seconded by Bonnie McAtee. The motion passed unanimously.

It was recommended that the next board decide who leaves after just one year of service. The goal is to return to a two-three split where two board members are elected in one year followed by three board members the following year.

Member Comments/New Business

No member comments were offered.
No new business was proposed.

Adjournment

Al Volini motioned to adjourn the meeting. Gene Ferraro seconded . At 7:58 pm the meeting was adjourned.

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

