

**Agenda for Annual Meeting of Douglass Ranch Property Owners Association**

**October 13, 2015**

**Elk Creek Elementary School**

**Call to Order**

- 1) Review of Sign-in Sheet
- 2) Welcome and Introduction of Board Members

**Selected Reports**

- 1) President's Report    Cyndy Lenhart
  
- 2) Treasurer's Report    Colleen Jorgensen
  - A) Financial Status Report
  - B) Road Fund Status
  - C) Snow Plow Contract
  
- 3) Roads and Ground Report    Tom Sosnowski
  - A) Accomplishments this year
  - B) Road repair to date
  - C) Culvert repair to date
  - D) Culvert update under Douglass Ranch Drive and on Lenhart property
  
- 4) Design Review Board Report    Rick Koth and Todd Williams
  - A) Review changes to Douglass Ranch Design Standards and Construction Regulations
  - B) Act on any motions

**New Business**

- A) Election of new Board Members
- B) Camp St. Malo Catholic Religious Retreat Center    Michael Six  
Update on plans and how they relate to Douglass Ranch community

**Announcements**

**Adjournment**

Douglass Ranch Property Owners' Association  
Annual Meeting            October 13, 2015

Call to order by Cyndy Lenhart, President. Attendance taken by Colleen Jorgensen, and a quorum of members are present.

Statement from Ms. Lenhart acknowledging Tricia's time as president of the board, and the accomplishments during her tenure. Re-establishment of the Design Review Committee, Road repairs as needed, and repair to pond. It was noted also that via Randy Jensen, Jeffco is being made aware of the issue inside of their right of way.

Treasurer's Report: DRPOA has 2 CD's in alternating 6 month maturity cycles. The balances respectively are \$75,000 and \$45,000. Exact figures are in the treasurer's report. Road repairs completed for \$12,000—budgeted amount was \$25,000. Pond repair was \$6,800. Discussion from members, specifically Randy Jensen, requested that a purchase limit be set so that if expenditure exceeds that amount, it requires approval and notification from the members. There was assent in the group; and a formal process to be created by the next Board.

Snowplow contract was discussed with a higher minimum snow total for plow service. New board to review and finalize agreement. Jane Spooner asked to see a comparison of costs over the last 3 years. The contract is to be emailed to the members of the community.

Roads & Grounds:

Private roads are maintained by our POA, and work done this summer is warranted. Mr. Sosnowski is to verify this with the contractor.

Tree and slash maintenance was completed over the summer in the rights of way, and a big thanks to all of the members who volunteered.

Culvert/Pond Repair: Mr. Sosnowski gave a detailed explanation of the problem; and the discussion was held regarding the cost, and the urgent nature of the repair due to the leak worsening quickly. The leak started early summer. There was also only one contractor available to do the work in a timely manner.

Culverts underneath the road are in need of repair ...these are overflow culverts from the creek above the pond through lot 6 and for flood control. Randy Jensen is leading this effort to determine responsibility, and to communicate with Jefferson County since it is believed the culverts were put in in order to build Douglass Ranch Drive which is a county-maintained road. NEW BOARD will monitor and follow up.

Design Review Committee:

Mr. Koth shared with the members the language recommended to be approved by the members with respect to parking, maximum number of cars outside, in order to file and record the 2000 Design Standards. There was a great deal of discussion regarding the parking language, the enforceability of the parking limits. Mr. Washburn and Mr. Genender each discussed these points specifically. There has been a long history of discussion of these limits within the DRPOA for several years. IT was recommended that the document, 2000 Design Standards, be sent to each member of the community for review and

comment in order to be able to record the document. Mr. Koth, Mr. Lenhart, and Mr. Washburn had further discussion outside the annual meeting.

Announcements:

LIGHTING: It was requested that members of the community be reminded that lighting is to be as unobtrusive as possible, and to be considerate with outside lighting and its impact on our neighbors.

Jeffco offers free radon test kits.

There are two additional slash collection dates: 10/17-18 in Evergreen; 10/24-25 in Morrison for those members who have need for that.

Please remember to stay on top of noxious weed control on your lots. Ms. Spooner has additional information for those who have questions.

Tricia and Randy gave a big thank you to the neighbors who helped with the recent water damage and brought fans and other items on short notice.

St. Malos gave a presentation on the status of their zoning request, and their plans for the land bordering Douglass Ranch.

New board Elections:

5 members were nominated for election, and there are 5 positions on the board. It was moved by Mr. Koth to vote yay or nay by voice vote for the 5 members. It was seconded by Mr. McAtee. The vote was to approve the election of the 5 and passed. There was no dissent among the members.

The new board members are: Susan Festag, Randy Jensen, Barbara Pleva, Carl Price and Todd Williams.

Respectfully submitted,

Todd Williams, Secretary, DRPOA Board

APPROVED - 11/17/2015



Douglass Ranch Property Owners Association (DRPOA)  
**Comparison of Covenant Provisions (Driveways & Parking)**  
 October 13, 2015

**FIRST REFERENCE:**

“All Lots within Douglass Ranch shall be used only for the construction and occupancy of one single family Dwelling Unit together with off street parking for a minimum of four vehicles in garages, carports and on driveways and parking aprons as approved or required by the Design Review Board.” (Article VIII, Covenants, Conditions and Restrictions, Section 8.1 Use of Lots, page 11), filed 4/21/89, rec. 89033830

**SECOND REFERENCE - this wording is the current filed and in-place governing document:**

“Any planned use of site for regular parking of more than a total of three vehicles shall be specifically submitted to the Design Review Board for review and approval. Furthermore, all vehicles, RVs, boats, snowmobiles or trailers regularly parked at a residence shall be garaged and out of sight of neighbors”. (Supplementary Declaration of Covenants; Architectural and Site Design Standards, Section 4, Access, Driveways and Parking, page 6), filed 10/05/95, rec. F0126148

**THIRD REFERENCE:**

“Any planned use of site for regular parking of more than a total of three vehicles shall be specifically submitted to the Design Review Board for review and approval. Furthermore, RVs, boats, campers, snowmobiles, motorcycles, ATV's, commercial vehicle and any type of trailer or non day-to-day use vehicle regularly parked at a residence shall be garaged”. (Design Standards and Construction Regulations; Article IV, Architectural and Site Design Standards, Section D, Driveways and Parking, page 6), dated *Dec. 2000; Board Approved, but not filed with Jeffco. Used since 2001 as STD Doc.; 7 or more homes built using it.*

**Design Review Board members:** Todd Williams, Gary Lenhart, Lore Genender, Randy Jensen, Rick Koth

**DESIGN REVIEW RECOMMENDED WORDING TO FILE Dec. 2000 doc.:**

**(Step 1)**

Any planned use of site for regular exterior parking of more than a total of four vehicles shall be submitted to the Design Review Board for review and approval. Furthermore, snowmobiles, motorcycles, ATV's, commercial vehicle and any type of trailer or non day-to-day use vehicle regularly parked at a residence shall be garaged or completely out of view from the road.

(Step 2) Add additional wording to address RV's, Campers, Boats: FIRST DRAFT

"The parking of RV's, campers or boats at residences shall be permitted from May 1 through Sept 30th of each year, to allow for frequent summer usage, if needed. From Oct 1–April 30th the RV's, campers, and boats must be garaged or stored elsewhere. Storage on site is only allowed when the following conditions are met, and with specific written approval from the Design Review committee, endorsed by the DR Board of Directors. Storage approval would require concealment from the road and agreement from any Douglass Ranch affected neighbor."



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In the fever and agitation of modern life, the need of meditation and spiritual repose impresses itself on Christian souls who desire to reflect on their eternal destiny, and direct their life in this world towards God.

— CATHOLIC ENCYCLOPEDIA

