

Douglass Ranch Homeowners Association

Meeting Minutes of the Board of Directors

Meeting Date: April 27, 2005

A board meeting consisting of the following members convened at the home of board member Dan Volini:

Dan Volini	President	303-816-4254	DanVolini@yahoo.com
Rick Koth	Treasurer	303-838-5869	Rick.Koth@lmco.com
Tom Sosnowski	Secretary	303-838-4183	Sosnowski@ieee.org
Rusty Thulin	Design Review	303-816-9792	RThulin@ipcommerce.com

1. **Call to Order** - The meeting was called to order at 7:10 PM by Pres. Volini. Association member Ms. Jane Spooner was in attendance.
2. **Approval of Board Minutes of March 7, 2005** – A motion was made by Mr. Thulin & seconded by Mr. Sosnowski to approve the minutes. The motion passed without comment or dissent.
3. **Distribution of Meeting Minutes** – Mr. Sosnowski suggested that a copy of the meeting minutes be attached to the Douglass Ranch Newsletter to inform association members of ongoing board business. Mr. Thulin opined that such distribution would significantly increase newsletter costs because of the extent of the minutes. He suggested another alternative: Distribute minutes by e-mail. Anyone wishing to receive the minutes should contact Mr. Sosnowski by e-mail with said request. Mr. Sosnowski agreed with this proposal and promised to implement it immediately. Mr. Thulin indicated that he would place an appropriate notice in the newsletter to inform residents of this new policy.
4. **Stand Pipe at Mitigation Pond** – To date, no bids have been submitted for this work. To expedite the process, a motion was made by Mr. Sosnowski and seconded by Mr. Thulin to approve a sum not to exceed \$1800.00 to repair the standpipe. The measure was approved with no dissent. Mr. Thulin will continue to monitor this project.
5. **Access to Commons** – Mr. Thulin indicated that he has one bid for \$2000 by Love's Excavating LLC to construct the stairs to the commons area. A motion was made by Mr. Sosnowski and seconded by Mr. Volini to approve the amount; it passed with no dissent.
6. **Review of Douglass Ranch Covenants** – Mr. Thulin has discussed the restructuring of the association covenants and bylaws with board attorneys. They have proposed a fee of \$5000 to handle the matter. Mr. Koth requested a formal presentation of the issues at the next board meeting. Mr. Thulin indicated that he would arrange the presentation.
7. **Firemen's Dinner** – Mr. Volini reported that the Firemen's Dinner was a huge success. Over 85% of Douglass Ranch residents contributed in some way or another to this affair. Sufficient food remained after the dinner to allow for another round the following day. The firemen expressed their profound gratitude to the residents for their generosity.

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The board thanks everyone who participated in this very worthwhile affair, an activity which certainly contributes to making Douglass Ranch a better place to live.

8. **Snow Plow Budget** - Mr. Thulin Indicated that a budget must be created for the '05 – '06 snowplow season. He will create a list of needs and requirements for presentation at the next board meeting.
9. **Ms. Spooner Comments and Concerns** – Ms. Jane Spooner raised the following issues that need to be addressed at Douglass Ranch:
 - a. Weeds and trees growing along side the road that undermine the pavement and also create a fire hazard.
 - b. Poor quality of snowplowing on her road that results in snowbanks in front of driveways and melted snow forming ice on the road.
 - c. Road sign posts in need of replacement and refurbishment.
 - d. The decrepit state of the fence bordering the property containing the mitigation pond. With regard to this problem, Ms. Spooner allowed that responsibility for this fence was unknown but that she would investigate the matter.

Following a length discussion, Mr. Sosnowski suggested that the board look into these issues and report back at the next meeting.

10. **Next Board Meeting** – The next board meeting is scheduled for June 20, 2005.
11. **Adjournment** – A motion was made by Mr. Koth and seconded by Mr. Sosnowski to adjourn. The motion was approved unanimously with no discussion.

Respectfully Submitted



Thomas P. Sosnowski, Secretary