

# Douglass Ranch Homeowners Association

## Minutes of the Annual Meeting

**Annual Meeting Date: Tuesday, October 16, 2007**

The annual meeting convened at the meeting facility of the Meadow Creek Bed and Breakfast; all officers were present.

Kay Collier	Vice President	303-838-4742	Kay.Collier@Qwest.com
Norm Dunn	Design Review	303-838-4449	NDunn@Cisco.com
Rick Koth	President	303-838-5869	Rick.Koth@lmco.com
Terry Sickler	Treasurer	303-816-2090	Terry.I.Sickler@lmco.com
Tom Sosnowski	Secretary	303-838-4183	Sosnowski@ieee.org

1. **Call to Order** The meeting was called to order at 7:25 PM by Mr. Koth. Twenty-four lots were represented at the meeting, nine of which were represented by proxies.
2. **Approval of Minutes** Upon a motion by Mr. Sosnowski, seconded by Mr. Thulin, the minutes of the last annual meeting were approved by a unanimous vote.
3. **Introduction of New Members** No new members were present to be introduced.
4. **Committee Reports** Mr. Koth described the following achievements of the past year:
  - a. Shaffer's Ranch Development Update by New Owner, Mr. Norm Lewis
  - b. Firefighter Dinner
  - c. DR Taxes Filed
  - d. Elk Creek Coalition WOW Water Permit Petition Drive
  - e. Chipper Rental in June
  - f. Newsletters Published (4)
  - g. CD Consolidation, Relocated to 1<sup>st</sup> Bank
  - h. Stop Sign Replacement and Fence Repair
  - i. Board Meetings (5)
  - j. Annual Picnic
  - k. Snow Removal Contract Renewal
  - l. Private Road Crack Sealing
  - m. Review New Colorado Statute Information Regarding HOA's

Mr. Sickler reviewed specifics of the budget for the previous year, a copy of which is attached.

5. **Nominations and Election of Board Members** Three of the five board positions are open. Mr. Sickler volunteered to run for a second term. Ms. Susan Festag and Mr. Thomas Washburn volunteered to run for the remaining two seats. Upon a motion by Mr. Sosnowski, seconded by Mr. Thulin, nominations for new board members were closed; it was approved unanimously. A motion to approve the nominations by acclamation was made by Mr. Robert Brand and seconded by Mr. Dick McAtee; it was

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approved unanimously. Board positions of members will be determined at a forthcoming meeting – to be announced.

6. **New Business**

a. **CC&R Amendment to Allow Electronic/Invisible Dog Fences** Although this amendment was approved at last year’s annual meeting, several procedural issues prevented it from becoming a part of the CC&R. These issues are now understood and will be acted upon, however the amendment must be subjected to a new vote. A motion was made by Mr. Brand and seconded by Mr. Festag to vote the amendment; it was approved unanimously.

b. **Access to Pond Standpipe Following Snowstorms** Ms. Cyndy Lenhart indicted that they are often away when snowstorms occur and as a result their driveway remains unplowed, fire department access to the standpipe at the pond may thereby be compromised. She requested that the HOA consider plowing their driveway when they are away to prevent this problem. *I thought she pointed out a requirement, called out somewhere in the CC&R’s?* Mr. Koth said he would contact the fire department to review their needs on this issue.

7. **Member Comments**

a. **No Fishing – No Hunting Sign** Ms. Lenhart asked if she could move the “No Fishing – No Hunting” sign at the driveway entrance to her property to a different location. Permission was granted by the board to move the sign *to a location northeast of the pond.*

b. **Street Sign Refurbishment** Mr. Robert Brand suggested that the street signs in Douglass Ranch have become virtually unreadable because of fading. He offered to repaint them for the HOA. The board approved his offer.

8. **Adjournment** There being no further business to discuss, a motion was made by Ms. Bonnie McAtee and seconded by Mr. Rusty Thulin to adjourn the meeting. It was approved unanimously at 9:13 PM.

Respectfully Submitted



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Thomas P. Sosnowski, Secretary

DRAFT

Not

APPROVED

BY

BOARD

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DRAFT

**Douglass Ranch Home Owners'  
Association**  
Yearly Comparison through 3rd Qtr

### Account Balances Comparison

	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>
Checking Account	\$9,264.37	\$6,173.36	\$10,759.12	\$10,192.73	\$7,295.92
Petty Cash	41.20	41.20	41.20	0.00	0.00
Money Market	2,174.31	2,289.92	2,310.64	5,937.40	6,106.89
Design Review	2,275.07	12,249.48	3,293.78	0.00	0.00
All CDs (Road Fund)	35,797.23	36,404.24	36,955.73	49,876.52	63,470.55
<b>Total Balances</b>	<b>\$49,552.18</b>	<b>\$57,158.20</b>	<b>\$53,360.47</b>	<b>\$66,006.65</b>	<b>\$76,873.36</b>

### Income Comparison

	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>
Dues	\$12,600.00	\$12,300.00	\$14,350.00	\$14,700.00	\$14,350.00
Late Fee	0.00	0.00	0.00	0.00	0.00
Interest:					
Checking	50.82	55.58	49.63	52.31	129.65
Money Market	12.93	75.01	42.41	311.99	82.06
Design Review	13.51	12.28	20.72	0.00	0.00
CD accounts	650.43	607.01	551.49	700.29	1,866.19
<b>Total Income</b>	<b>\$13,327.69</b>	<b>\$13,049.88</b>	<b>\$15,014.25</b>	<b>\$15,764.59</b>	<b>\$16,427.90</b>

### Expense Comparison

	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>
Accounting	\$220.00	\$220.00	\$0.00	\$0.00	\$0.00
Bank Charges	0.00	0.00	0.00	0.00	0.00
Annual Picnic	182.12	150.00	211.76	0.00	95.00
Donation	0.00	0.00	0.00	0.00	0.00
Forestry	0.00	0.00	2,000.00	0.00	288.08
Hospitality/ Newsletter	156.61	326.86	192.16	403.87	31.20
Insurance	500.00	500.00	1,050.00	1,175.00	1,370.00
Legal	3,176.75	2,230.10	1,074.35	53.10	408.00

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Meetings Expense	0.00	100.00	100.00	119.95	0.00
Office Supply	120.22	0.00	0.00	0.00	0.00
Pond Repair	0.00	0.00	600.00	0.00	0.00
Printing/Copying	202.00	0.00	0.00	0.00	0.00
Postage	67.99	36.00	36.00	47.05	75.40
Road Repair/consulting	500.00	9,630.00	0.00	0.00	246.83
Snow Removal	2,515.00	1,830.00	3,495.00	600.00	1,425.00
Taxes	0.00	0.00	0.00	38.00	0.00
Water Rights	168.45	168.45	204.60	232.68	232.68
Water Supply (Cistern)	0.00	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00	0.00
Interest	0.00	0.00	58.11	0.00	0.00
Field Supplies	0.00	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	<b>\$7,809.14</b>	<b>\$15,191.41</b>	<b>\$9,021.98</b>	<b>\$2,669.65</b>	<b>\$4,172.19</b>

Not  
 APPROVED  
 BY  
 BOARD