

Douglass Ranch Homeowners Association

Meeting Minutes of the Board of Directors

Meeting Date: March 7, 2005

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

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|---------------|---------------|--------------|----------------------|
| 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 | Rusty.Thulin@att.net |

The meeting was called to order at 7:10 PM by Mr. Volini.

Mr. Pat Scagan, a member of the Association, was also present at the meeting.

Items of Business:

- 1. Approval of Board Minutes of January 10, 2005.** Motion made by Mr. Thulin & seconded by Mr. Sosnowski to approve the minutes. Unanimous vote to approve.
- 2. Repair of standpipe in the pound.** Mr. Thulin reported that further action on the bidding process must await melting of the ice on the pond.
- 3. Install stairs to the common area.** Mr. Thulin reported that all bids have not yet been received.
- 4. Connection of Association homes to cable for TV and high-speed Internet access.** This issue was raised by Mr. Sosnowski. This issue has been raised several times by past boards. Coaxial cable has, in fact, been laid to every house in the association. However, because of the low density of houses in the area, cable service providers have no incentive to connect the local network to their (several miles distant) network access point. As an alternative, several Association members currently rely on Whispertel.com for wireless, high-speed Internet access.
- 5. Board Liability Insurance.** The potential for personal exposure to legal fees for board related business is a significant concern to board members. The board has maintained General Liability insurance for many years but nothing which protects board members. Mr. Thulin reported that Directors and Officers (D&O) Insurance to provide protection for this exposure is available from an number of carriers. After thoroughly investigating many options, he determined that the lowest costs are had by having separate policies for General Liability and D&O insurance. The D&O insurance will now be provided by Great American Insurance Company, General Liability by State Farm Insurance Co.
- 6. Committees** A number of committees exist within Douglass Ranch to foster the spirit and well being of the community. They are headed by volunteers with interests in the particular activities. A board member is assigned as liaison with each volunteer. The committees include the "Forestry Committee", the "Hospitality Committee", the "Road

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Committee” and the “Fireman’s Dinner Committee” The Forestry Committee helps to disseminate information on mitigation efforts to prevent fire, pests such as the pine bark beetle, and other information relevant to the forests in which we reside. The Hospitality Committee welcomes new members into the association. The Road Committee monitors road quality and makes recommendations to the board on relevant issues. The Fireman’s Dinner Committee is something new to Douglass Ranch. For the past several years, to show our appreciation for their services, we have hosted a dinner at the local fire house for the resident firemen. This annual event has become very popular with the firemen and a number of other communities have imitated our example. Mr. Koth is appointed liaison with the Forestry Committee, Mr. Thulin is appointed liaison with the Road Committee, Mr. Sosnowski is appointed liaison with the Fireman’s Dinner Committee and Ms. Ebert is appointed liaison with the Hospitality Committee.

7. **Acknowledgement of Former Committee Heads** The Board hereby formally and gratefully acknowledges the services of former committee heads. These include Dianne Moats, head of Hospitality; Colleen Jorgensen, head of Fireman’s Dinner and Forestry; and Rusty Thulin, head of Roads. Be assured that because of your time and effort, Douglass Ranch is a better place to live.
8. **Covenants** The Board is attempting to bring Douglass Ranch Covenants in compliance with existing Colorado covenant law. Many laws have changed since the Douglass Ranch Covenants were drafted and approved. The board attorney will make a presentation regarding suggested changes at the next board meeting. Mr. Thulin is heading this effort.
9. **Next Board Meeting** The next board meeting is scheduled for April 25, 2005, 7 PM at the home of board member Rick Koth.
10. **Adjournment** The meeting was adjourned by President Volini at 8:30 PM

Respectfully Submitted



Thomas P. Sosnowski, Secretary