

Douglass Ranch Homeowners Association

Meeting Minutes of the Board of Directors

Meeting Date: January 9, 2006

A board meeting consisting of the following members convened at the home of board member Mr Koth:

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 7:10 PM
- 2. Approval of Minutes** Upon a motion by Mr. Sosnowski, seconded by Mr. Sickler, the minutes of the meeting on November 14, 2005 were approved by a unanimous vote.
- 3. Dues Assessment** Ms. Gentile will mail the dues assessment to all members within the next two weeks.
- 4. Fireworks** Mr. Sickler received a telephone complaint from a homeowner of illegal fireworks being shot off into the north meadow. He investigated and found no evidence. It was also suggested that a notice be placed in the next newsletter reminding homeowners of the laws regarding fireworks in this area. Mr. Sickler agreed to draft a reminder for the next newsletter.
- 5. Douglass Ranch Web Site** Mr. Dunn reported that a website name could be had for as little as \$70 for three years. He also suggested the use of Microsoft Frontpage as a tool to construct the site. The board will discuss the utility of a Douglass Ranch website at the next meeting.
- 6. Electronic Dog Fences** The board engaged in a spirited discussion of this issue. Mr. Koth advised that previous boards have approved electronic fences (EF) for dog containment and a large number of homeowners have them installed. Mr. Dunn responded that although EFs were approved by a former board, they need to be incorporated into the covenants. He further opined that such fences should not be allowed to circumscribe an entire property but should be limited to a small section near the owners house. He cited existing covenants that provide for a fenced dog run. Mr. Sosnowski took issue with such restrictions; he noted that the role of a fence is to contain a dog to an owner's property. The present covenant on dog runs was inserted to prevent homeowners from surrounding a property with a physical fence. Mr. Dunn will investigate former Board Minutes to obtain a better understanding of Board intent on this issue; he will report to the Board at the next meeting.
- 7. Mail Tampering** Mr. Sickler noted that reports of mail tampering or theft were unfounded. They were, instead, a result of the Post Office delivering mail to wrong

Douglass Ranch Homeowners Association

Meeting Minutes of the Board of Directors

address in Douglass Ranch. As the problem appears to be widespread, he filled a formal complaint with the Post Office on the issue.

8. **Douglass Ranch Directory** Ms Lori Genender has been working diligently to update homeowner information for a new directory. The effort is now complete and will be published shortly.
9. **Phone Chain** Mr Koth suggested construction of a phone chain to be used by the Board in the event timely information needs to be conveyed to Homeowners. Mr. Sosnowski suggested e-mail as an additional mechanism. This item will be discussed at the next meeting.
10. **Covenants** Upgrading existing covenants is an issue left over from the previous board. In review, Mr. Koth noted that a lawyer, expert in covenants, appeared before the last board, explained our deficiencies and indicated that it would cost between nine and twelve thousand dollars to remedy. The cost was deemed too high for an association the size of Douglass Ranch. As an alternative, it was proposed to obtain a copy of covenants from Castle Pines – generally acknowledged to be state-of-the-art. Upon review, they were found to be not significantly different from ours. One of the principal problems the former board had with the existing covenants was the seeming lack of enforcement of the various provisions. Mr. Sosnowski said he believed that existing state laws concerning covenants provided for enforcement processes and procedures and that this lack in our covenants may not be an important issue. He further reminded the board of the historical general resistance among homeowners of tampering with the covenants as they presently exist. Mr. Koth volunteered to explore the issues of the impact of state law on covenants and will report back at the next meeting. He will further obtain an official copy of our covenants from the county to use in further discussions.
11. **Next Board Meeting** The next Board meeting is scheduled for 7 PM, Thursday, March 9, at the home of Mr. Sickler
12. **Adjournment** At 9:30 PM, a motion was made by Mr. Sosnowski, seconded by Ms. Collier and unanimously approved by the members to adjourn the meeting.

Respectfully Submitted



Thomas P. Sosnowski, Secretary