

Douglass Ranch Property Owners Association

Minutes of the Board of Directors Meeting

January 10, 2012 – Final

A board meeting consisting of the following members convened at the home of board member Brent Ballard:

Susan Festag	President	303-816-1348	kpfestag@wispertel.net
Brent Ballard	Vice President	303-816-5620	brentpballard@hotmail.com
Lore Genender	Treasurer	303-838-9494	lore@merit-tech.com
John Alme	Road and Grounds	303-816-4011	norskejohn@aol.com
Tom Washburn	Secretary	303-838-2225	twashburn@wispertel.net

Call to Order: The DRPOA meeting was called to order at 6:44 pm. by Ms. Festag.

1. Review of December 6, 2011 Minutes

In addition to corrections through exchange of emails, the headings for items 11 and 12 were corrected.

Ms. Genender moved to approve the minutes as amended. Mr. Ballard seconded. The motion passed unanimously.

2. Treasurer's Report

a) Review of Financial Status Reports

Ms. Genender presented the status of DRPOA CDs, money market and checking accounts. POA Dues, POA taxes and the road fund transfer for 2011 were discussed.

POA Dues

Two properties are still outstanding on 2011 dues. Moats and Eberts/Trademark Investments. A path forward of adding past due amounts to the 2012 dues was agreed upon.

POA Taxes

The POA is a non-profit organization and files an 1120-H HOA form with the IRS. An 1120 is an alternative form. A question raised at the annual meeting regarding tax rate was answered: per 1120-H instructions: "Interest from non-members is taxable at 30%". This tax rate is applied to interest earned on CDs and money market accounts. Ms. Genender will attempt to organize the tracking of POA expenditures to make it easier for the accountant to determine which expenditures are deductible.

Road Funds Transfer

A \$9K deposit is needed to make our target 2011 Road Fund. In 2011 we should have deposited \$9338 to the Road Fund. We spent \$3675 on road repairs. An argument could be made that we should deposit only the difference (\$5663).

Mr. Alme offered to talk to Dick McAtee's contact who is a retired engineer. The name of this person is currently unknown, as is his area of expertise. However, he has apparently reported to DRPOA in the past. Mr. Alme will seek further information and a discussion in April when the roads are more easily inspected.

Ms. Genender recommended a Road Fund \$5663 deposit to the smaller CD in February to keep up with the 2011 plan. The checking account balance will be adequate for foreseeable expenses.

Current Bank Rates

ING is offering 0.8% on CDs. This represents an approximate \$500 increase in interest for DRPOA.

b) 2012 Budget

Ms. Genender presented a draft 2012 budget.

Mr. Alme proposed making the 6 month CD into a 1 year CD. The term of the new CD would be 6 months offset from the existing 1 year CD.

Ms. Festag summarized the discussion:

Deposit \$5663 as Road Fund to the smaller CD.

Change the smaller 6 month CD to a 1 year CD (at a possible higher rate - perhaps 0.8%). The fallback position is to make a 1 year CD at our current bank at our current rate (0.5%).

The 2012 budget, as presented includes a 17K deficit. Not all of this deficit is expenditures that will happen - the deficit is worst case.

After discussion, Ms. Genender agreed to changes that will reduce the [potential, but probably not to be realized] deficit to 10K.

Mr. Ballard motioned to accept the 2012 budget with modifications as discussed.

Mr. Alme seconded

Motion passed unamoiusly.

Ms. Genender will investigate currently available CDs and terms. Ms. Genender will also email the revised budget to board members.

c) Change in Checking Account Signatures

Ms. Festag will be put on the checking account approved signature list.

Mr. Alme will be removed from the signature list.

d) Additional financial issues

The planned QuickBooks update is shelved. Mr. Genender made improvements to the computer which runs QuickBooks and the reported software problems have been solved.

3. Covenant Parking Questionnaire

Mr. Ballard noted that everyone wants the same thing: No junk vehicles and the ability to do what they want with their own vehicles.

Ms. Festag suggested having Parking Questionnaire responders who voted for option one and option three get together to come up with language of a new covenant rule. The default option to do nothing means that the covenant rule in the Supplementary Declaration of Covenants (Reception No. F0126148, 10-5-1995) would be in effect (i.e.: all vehicles must be garaged). This rule is considered to be unenforceable. Ms. Festag noted that only one Questionnaire responder voted for this rule. A prevailing concern was that if we don't do anything, it is likely that RVs will be parked on homeowner lots this summer.

Mr. Ballard noted that Questionnaire responders who voted for options one and three have a common goal. A working group was recommended to come up with new language for the covenant rule.

Ms. Festag suggested the board ask those folks who submitted a lengthy written opinion with their vote to be on the working group.

Ms. Genender expressed concern over potential scenarios without an enforceable covenant rule. An appeal was made to not pass this issue onto the next board.

Mr. Alme agreed with a working group. Mr Ballard suggested a time limit for the working group to agree on wording for the replacement covenant rule.

Mr. Washburn volunteered to chair the committee.

The following individuals were to be asked to volunteer some of their time on the working group.

Mr. Sosnowski (a 1/3 response)

Mr. Hager (a 1/3 response)

Mr. Koth (a 3 response)

Mr. Genender (a 1 response)

Mr. McAtee (a 3 response)

Ground rules:

Working group member dues must be current

Time limit is 'to be determined'. The members of the working group to decide a time limit with the goal of presenting the new rule to a community vote and a final vote at the annual meeting

New covenant rule should not lead down a path to court as a means of enforcement.

Mr. Washburn agreed to call the WG candidates to 'initialize' the working group. The second step will be to email homeowners for comments and as an invitation to serve on the WG. A 7 to 10 day response time is planned.

4. Dog Lots & Letter to DOW

Letter to DOW (Department of Wildlife) was sent on 12 December 2011. Ms. Festag made one call to DOW to ask about a response. We continue to wait for a response.

Per discussion in the last board meeting Ms. Festag created a rough outline of a decision tree to outline the Board's response to an alleged dog on a non-dog lot. The decision tree proposed no Board action if independent knowledge of the allegation was not present.

The decision tree also proposed further action toward an alleged infraction of the no-dog covenant rule be in accordance with a response from the DOW.

5. Master Calendar – draft

Ms. Festag asked for email comments (if any) on a DR Master Calendar.

The DR lawyer offered to accept unlimited questions for a fee of \$100/month. Ms. Festag will review this offer.

Ms. Festag will complete DORA (Colorado Department of Regulatory Agencies) registration and a Jeffco Building and Zoning registration.

Ms. Festag will attempt to have CAI (Community Association Institute) use the DR email address.

6. Front Entrance Barrel

The color of the DR front entrance plant barrel does not match the new sign colors. A band (ring) on the barrel is reported to have fallen down. Ms. Festag has discussed the barrel with John Allen who agreed that barrel is falling apart. John is one of the planter maintainers and agreed to send options to Ms. Festag.

7. Continuing Items for Consideration

Last year the firefighters dinner was changed from the first Thursday in April to the first Thursday in May. Jean Alme is going to confirm that the first Thursday in May (May 3) is a good date. Once she confirms the date, she or John will notify Ms. Festag so that the date can be announced in the March newsletter which will be issued prior to the next board meeting.

A discussion of noxious weeds is planned for the March meeting.

8. New Items for Consideration

Ms. Festag has CAI event schedule and ordered 3 CAI books on covenant enforcement and delinquencies.

Ms. Festag received Douglass Ranch seal from Mr. Ballard.

9. Adjournment

Next Meeting:

3 April, 6:30 pm at Mr. Washburn's house.

Ms. Genender motioned to adjourn. Mr. Alme seconded.

By unanimous vote, the meeting was adjourned at 9:40 pm.

Respectfully Submitted,
/s/ Tom Washburn, Secretary
Douglass Ranch Property Owners Association

