

Douglass Ranch Property Owners Association
Minutes of the Board of Directors Meeting
on
April 11, 2017 – Approved June 19, 2017

A Douglass Ranch POA Board meeting with the following members present convened at the home of Tom Washburn on Tuesday April 11th:

Attending:

Susan Festag	President	303-816-1348	kpfestag@wispertel.net
Carl Price	Treasurer	661-837-2228	carltpri@gmail.com
Randy Jensen	Roads & Grounds Committee Chair	303-838-5117	jensen5513@gmail.com
Tom Washburn	Secretary	303-838-2225	twashburn@wispertel.net

Attending via phone:

Todd Williams	Vice President	307-287-6255	thinc14@gmail.com
---------------	----------------	--------------	--

The meeting was called to order at 7:08 pm

1. Review of February 20, 2017 Meeting Minutes

Upon a motion by Mr Jensen, seconded by Mr Price, the Meeting minutes of February 20, 2017 were approved by unanimous vote.

2. Treasurer's Report

a. Financial Status Reports

A Financial Status overview report was presented. The Association is currently earning 0.2% APR. Mr Price studied the Certificate of Deposit APR of large banks (e.g.: Synchrony, Capital One) and found that rates were quite similar: approximately 1.3% for a 1 year CD.

Mr Jensen motioned to move the POA's two 1-year CDs to an on-line bank that pays around 1.35% for a 1-year CD. CD termination dates will remain staggered by 6 months such that changes can be made on a semi-annual basis. Mr Williams seconded. The current CD expires on 20 April. Mr Price will look into moving the funds to CDs at Capital One. Capital One was selected because its CD rate offering was comparable to other on-line banks. The motion passed unanimously.

Mr Price will revise the Financial Report to correlate funds to the DR Road Fund / Major Expenses.

A Profit and Loss statement showed that snow plowing costs were roughly at a pace seen with the first 45 days of 2017. Tax preparation fees were listed as a line item.

b. Annual Dues

One home owner's annual dues remain outstanding as of today. Per the mailed annual dues statement, a penalty will be assessed if payment is not received by the end of March. Mr Price will send another statement (and email) assessing a late fee.

3. Continuing Business Items

a. Design Review Board – Current Actions

No new emails have been received from Mr Koth, Design Review Board chair.

i. Lot 36 Update

No word has been received from the Smith's regarding the Board's letter requesting a formal home building schedule.

After discussion, the next step will be to write a second letter to be delivered via certified mail. The letter will state that the Board will wait ten more days for a formal schedule before filing paper work with the county regarding a potential improper use of an RV while building.

Mr Jensen will draft the letter. Ms Festag will determine the procedure for filing a complaint with Jeffco.

b. Firewise Community – Board Appointments & Updates

Tom Washburn discussed two recent Firewise meetings – an 'Exploratory' meeting and a subsequent first meeting of the Firewise Committee. Eleven people attended the Exploratory meeting with an additional 6 others expressing interest in neighborhood Firewise efforts.

At the Exploratory meeting a set of PowerPoint slides were discussed. The requirements of a Firewise application were reviewed. Candidate community-level efforts were presented. Seven people volunteered to be on a Firewise Committee.

Attendance at the first Firewise Committee meeting was minimal – four residents attended. Several sources of wildfire information were discussed. Two public documents recommended specific community level efforts for Douglass Ranch.

Specific ideas for a multi-year action plan (a Firewise Application requirement) were discussed.

The details of Per Capita Mitigation Investment was discussed. Neighborhood residents will not be assessed for Firewise activities.

A Firewise education outreach activity was discussed. Dave and Marie Sanders will consider holding a BBQ where Douglass Ranch Firewise Mitigation could be presented and / or discussed.

The Board was queried regarding a Forest Management Program as mentioned in the CC&R's. It seems that such a program was never implemented by the Association. Perhaps the Colorado State Forest Service might know of such a program for Douglass Ranch.

A recommended approach to mitigation along Douglass Ranch Drive was suggested. Jefferson County will be asked to mark the road's right-of-way in preparation for our mitigation effort.

Ms Festag agreed to talk with Bill McLaughlin regarding the Emmaus Catholic Retreat & Conference Center and the possibility of Douglass Ranch and Emmaus jointly working fire mitigation.

4. New Business Items

a. Firefighters Dinner – May 4

An initial email regarding the Firefighters Dinner has been sent to the neighborhood. Mary Sosnowski and Colleen Jorgensen are coordinating neighborhood efforts for the dinner. There will be a Firefighters Dinner article in the newsletter.

5. Review Master Calendar

The DR Master Calendar (containing date-ordered events of importance to Douglass Ranch) was reviewed.

a. Jefferson County – Annual HOA registration

Registration with Jefferson County will be completed within the next two weeks. Registration allows the POA to be notified of proposed regulation changes and development proposals.

b. April Newsletter

A noxious weeds article is planned for the April Newsletter. Mr Washburn will write a Firewise article for the upcoming DR Newsletter.

Next Meeting Date & Adjournment

The next meeting of the Board is scheduled for June 21st, 6 pm, at the home of Mr Price.

At 8:35 pm a motion to adjourn the meeting was made by Mr Jensen, seconded by Mr Price, and approved by unanimous vote.

Respectfully submitted,

Tom Washburn, Secretary DR POA

