

Douglass Ranch Property Owners Association

Minutes of the Board of Directors Meeting

November 18, 2010 – Draft

A board meeting consisting of the following members convened at the home of board member Susan Festag:

John Alme	Current President	303-838-4011	norskejohn@aol.com
Tom Washburn	Current Vice-President	303-838-2225	twashburn@wispertel.net
Lore Genender	Current Treasurer	303-838-9494	lore@merit-tech.com
Susan Festag	Current At-large member	303-816-1348	kpfestag@wispertel.net
Brent Ballard	New Board Member	303-816-5620	brentpballard@hotmail.com

Call to Order: The meeting was called to order at 7:05 p.m. by Mr. Alme.

1. Review/Approval of Annual and 8/24/10 Meeting Minutes:

Minor modifications were made to the draft minutes of the annual meeting on 10-4-10 submitted by former secretary Robin Barth. Mr. Alme moved that the minutes be approved as modified. Mr. Washburn seconded the motion. The motion passed unanimously.

Mr. Washburn moved that the draft minutes of the board meeting on 8-24-10 be approved as submitted by former secretary Robin Barth. Mr. Alme seconded the motion. The motion passed unanimously.

2. Reports: Treasurer's Report

Ms. Genender circulated financial status reports to the board members. Mr. Washburn moved that the Treasurer's report be accepted. Mr. Alme seconded the motion. The motion passed unanimously.

3. Selection of Officer's Positions, 2010-2011

After a discussion of the responsibilities of each office and after determination of the interests of the board members, the following offices were selected:

President – Brent Ballard
Vice-President - Susan Festag
Treasurer - Lore Genender
Secretary – Tom Washburn
Member at Large – John Alme

Additional Responsibilities:

Roads & Grounds Committee Chair – John Alme
Firefighters' Dinner – John & Jean Alme
Newsletter - Susan Festag

4. Old Business Items:

- a. Resignation: Mr. Alme confirmed that Robin Barth resigned as secretary prior to the annual meeting and Mr. Ballard was elected at the annual meeting to take her position on the board.
- b. Pond Repairs: Mr. Washburn provided additional information on his continuing research as to the best ways to approach the request by the Lenharts (Lot 7) for assistance with pond repairs. A variety of issues were discussed in detail including the extent of the DRPOA's responsibility for maintenance of the pond, the need to focus on the functionality of the pond as a water resource, the lack of expertise among the board members in this area, and the difficulties in determining the best ways to resolve ongoing issues over the maintenance of the pond.

After this extensive discussion, Mr. Washburn moved that the board find a company to provide a professional analysis of the needs of the pond and provide recommendations to address these needs. Mr. Alme seconded the motion. The motion passed unanimously.

Mr. Washburn reported that he filed the annual water report with Mr. Blatchley of Mountain Mutual Reservoir Company. He also volunteered to contact Mr. Blatchley to determine if he can give the board a recommendation as to a company to provide an analysis of the water needs of the pond.

The consensus of the board was that any future budgets should contain appropriations for both current repairs and a reserve fund for future and potentially more extensive repairs to the pond.

- c. Road Repairs: Mr. Alme reported that repairs were made to the private roads in Douglass Ranch, most particularly to repair the damage to Drake Court. Mr. Washburn reported that the road plan is out of date. The board discussed a goal of updating the road plan this year. Mr. Washburn volunteered to take the first cut at updating the road plan. He will submit an outline to develop a project plan for this updated road plan at the next board meeting.

The consensus of the board was that any future budgets should contain an appropriation for current repairs to the roads in addition to funding the long-term road plan.

Mr. Alme reported that he and Tom Sosnowski walked along Douglass Ranch Road to review erosion on the hillside on the Mason property (Lot 14). He further reported that it does not appear that any action needs to be taken at this time.

- d. Road question from annual meeting: At the annual meeting, one property owner raised the issue of a potential blind spot while turning onto May Long Drive from Douglass Ranch Road. Mr. Alme will contact the property owners in this area later in the spring to determine if trees can be trimmed or thinned. Mr. Alme prefers to work with the property owners to come to a consensus as to what needs to be done. Mr. Alme will continue to monitor this issue in his capacity as chair of the roads and grounds committee.

5. New Business Items:

- a. Garbage hauling contract: The board discussed the continuing interest in cutting down the number of garbage hauling companies who are serving Douglass Ranch. Ms. Genender will prepare information to survey the property owners to determine which companies currently serve Douglass Ranch so we can assess the extent of the problem.
- b. Dogs on Lots 20 - 29: Mr. Alme reported that Norm Dunn has gathered information on this issue and Mr. Alme will distribute this informaton at the January board meeting.
- c. Williams/Davis road issues: Mr. Alme will be the board's contact on this issue. This matter will be discussed in more detail at a later board meeting.
- d. Roadside tree removal: Mr. Alme will continue to work on this issue.
- e. Next Meeting: The next meeting will be held on Thursday, January 6, 2011 at Mr. Alme's home. Mr. Alme will talk to Norm Dunn to determine if he should be invited to attend the January meeting.

The subequent meeting will be held on Thursday, March 3, 2011, at Mr. Ballard's home.

6. Calendar:

The board discussed minor modifications to the draft calendar on the agenda.

7. Adjournment:

There being no further business to discuss, a motion to adjourn was made by Mr. Alme and seconded by Ms. Genender. The motion passed unanimously. The meeting adjourned at 10:00 p.m.

Respectfully Submitted,

/s/ Susan Festag, Acting Secretary
Douglass Ranch Property Owners Association