

# Douglass Ranch Property Owners Association

## Meeting Minutes of the Board of Directors

August 17, 2009 – Draft

A board meeting consisting of the following members convened at the home of board member Terry Sickler:

Tom Washburn	President	303-838-2225	<a href="mailto:tom.n.washburn@lmco.com">tom.n.washburn@lmco.com</a>
John Alme	Vice-President	303-838-4011	<a href="mailto:norskejohn@aol.com">norskejohn@aol.com</a>
Terry Sickler	Treasurer	303-816-2090	<a href="mailto:Terry.I.Sickler@lmco.com">Terry.I.Sickler@lmco.com</a>
Susan Festag	Secretary	303-816-1348	<a href="mailto:kpfestag@wispertel.net">kpfestag@wispertel.net</a>

The meeting was called to order at 7:10 p.m. by Mr. Washburn.

### 1. Review/Approval of Meeting Minutes

- a. A motion to approve the minutes as drafted was made by Mr. Sickler. Seconded by Mr. Alme. The motion passed unanimously.

### 2. Reports

- a. Treasurer
  - i. Mr. Sickler presented a financial status report as of August 2009.
  - ii. Mr. Sickler reported that one property owner is currently past due on annual fees. The property owner has been contacted and payment is expected shortly.
  - iii. Mr. Sickler informed the board that there was one Senate Bill 2005-100 request and the information was submitted to ReMax on 7-6-09.

### 3. Open or Discussion Items

- a. Change of Front Entrance Colors - Status
  - i. The board members received overwhelmingly negative responses to the proposed change to the Douglass Ranch color scheme that was noted in the June 2009 newsletter. Based on these responses, no further action will be taken at this time.

b. Shaffers Ranch Development - Status

- i. Ms. Festag reported that the decision of the Jefferson County District Court denying the condemnation request in the case between Ron Lewis and GlenElk has been appealed to the court of appeals. The board will continue to monitor activity in this case.

c. Status of Old Home Owner Plans

- i. Mr. Alme reported that he has 24 sets of plans in various stages of development for Douglass Ranch property owners. These plans will be made available for pickup at the annual meeting.

**4. New Business Items**

a. Plans for Annual Meeting

- i. Mr. Sickler will call various meeting sites to determine what is available and the cost. Proposed dates for the annual meeting are Wednesday, October 14 or Thursday, October 15. The board noted that there will be two vacancies on the board (Mr. Sickler's position and the currently vacant position). The board members will make some contacts to determine who might be interested in running for the board. The vacancies will also be announced in the September newsletter.
- ii. Mr. Alme noted that he wants to verify that the board has current copies of all the legal documents related to Douglass Ranch. He will get copies with the document registration numbers from Jefferson County.

b. Roads and Grounds committee/chair

- i. In response to a question by Mr. Alme, the board confirmed that Mr. Tom Sosnowski was reappointed as the Chair of the Roads and Grounds Committee at the board meeting on January 5, 2009.
- ii. The snowplow contract was discussed and Mr. Alme will continue to work with Mr. Sosnowski to complete the contract for the 2009-2010 season. The board reiterated its position that the snowplow contract needs to extend for either the entire year or for at least a longer time frame than has been used in the past.

c. Cutting of Trees on Meadowridge/fire department recommendations

- i. The board discussed the overgrowth of vegetation on Meadowridge as well as all the private roads. There was some discussion as to whether or not the easements on both sides of the private roads permit the association to make the cuts

recommended by the fire department in the firewise assessments that were conducted in 2008. The board will gather more information and will continue to monitor this situation.

d. Mowing of Common Grounds and DR roads

- i. Mr. Alme expressed his concern that the growth of weeds and other vegetation is much worse this year. He is concerned that when the weather turns drier, there will be an increased fire danger. It also detracts from the appearance of the neighborhood. Mr. Alme will contact some companies to determine what the cost would be if the board determined it was appropriate and necessary to take action on this issue.

e. Duplicate Directors and Officers insurance coverage

- i. Mr. Alme reported that he was able to increase the State Farm liability insurance coverage at no additional cost. He also reported that the Great American Directors and Officers insurance policy through Peliton Insurance duplicates the coverage that is already provided by State Farm. Mr. Alme moved that the Great American Directors and Officers policy be discontinued. Mr. Washburn seconded the motion. The motion passed unanimously.

**5. Calendar** – The next newsletter is scheduled for early September and it will contain the notice of the annual meeting.

**6. Next Meeting** - The board will have an informal meeting on September 24 at Ms. Festag's home to review plans for the upcoming annual meeting, which will be held in mid October. Mrs. Alme will coordinate plans for refreshments at the annual meeting.

**7. Adjournment**

- a. A motion to adjourn was made by Mr. Washburn and seconded by Mr. Sickler. The motion passed unanimously. The meeting was adjourned at 10:05 p.m.

Respectfully Submitted,

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