

# Douglass Ranch Property Owners Association

## Meeting Minutes of the Board of Directors

March 9, 2010 (Final)

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

John Alme	President	303-838-4011	<a href="mailto:norskejohn@aol.com">norskejohn@aol.com</a>
Lori Genender	Treasurer	303-838-9377	<a href="mailto:lore@merit-tech.com">lore@merit-tech.com</a>
Robin Barth	Secretary	303-838-1418	<a href="mailto:robin_barth@hotmail.com">robin_barth@hotmail.com</a>
Susan Festag	News Letter	303-816-1348	<a href="mailto:kpfestag@wispertel.net">kpfestag@wispertel.net</a>

The meeting was called to order at 7:14 p.m. by Mr. Alme.

### 1. Review/Approval of Meeting Minutes

Ms. Festag made a motion to approve the minutes of January 5th, 2010 with updates as noted at the meeting, and as drafted by Ms. Barth was seconded by Ms. Genender. The motion passed unanimously.

### 2. Reports

#### a. Treasurer

- i. Ms. Genender has collected all but four outstanding Annual HOA Dues, and will follow-up with the remaining homeowners.
- ii. Ms. Genender reported several discrepancies in the books and made entries in the ledger to correct them.
- iii. Ms. Genender prepared and presented the HOA taxes in the amount of \$ 0.00 to the board. Mr. Alme signed as President, and taxes will be timely filed by 3/15/2010. The board discussed hiring an accountant to do the taxes going forward because of all the tax law changes. The board agreed. Ms. Genender will research over the summer to get an idea of costs.

## **Roads & Grounds**

- a. Front Entrance Sign – It was determined that Ms. Barth will touch-up the sign at no charge. The timeframe for painting will be determined at the May 11<sup>th</sup> meeting.
- b. Street Sign Repainting - It was determined by Ms. Barth that it would be more cost effective to purchase new street signs as apposed to re-furbishing the old signs. Three bids will be presented to the board before the next meeting for approval.
- c. Ms. Festag will research and obtain a copy of the road plan and requirements and report back at the next meeting. Ms. Festag will also follow up Ms. Genender with the amounts, dates, and deposits to be moved to CD's.

## **Old Business Items**

- a. Water Board Decree - Mr. Washburn still researching items 4-6 below and will report back.
  1. Wombolt 2002 Case: Regarding well depths deeper than 600 ft. Mr. Washburn did confirm the case that D.R. is allowed to have wells deeper than 600 ft.
  2. Thulin 2004 CW13 Case: Regarding making absolute water rights of the pond. Mr. Washburn will find out the results of the case.
  3. Mr. Washburn is researching the 1988 Court Case# 88 CW13 regarding the water report for the pond.
  4. Mr. Washburn is reviewing original Case#87CW148 for water rights and all legal aspects involved.
  5. Mrs. Festag responded via email to the MMRC (Mountain Mutual) to confirm the date annual fees are due, and will add to our board calendar.
  6. Ms. Festag stated that any documents that have been filed with Jefferson County should have a stamp in the upper right corner that the copy is the official version that is on file with Jefferson County.

### **b. Shaffer's Ranch Development**

The board will continue to monitor activity in this case and report at the May meeting.

### **c. Garbage Hauling Contract**

Ms. Genender is pending bids from Mtn. View Waste and EDS, and will report

back at the May meeting to consider a neighborhood contract.

d. Snow Plow Letter to Tom Sosnowski

It was determined by the board that a letter would not be necessary at this time.

e. Fireman's Dinner 4/1

Ms. Barth had significant participation thus far, and will follow-up with phone calls, and a reminder bulletin in the April newsletter.

f. Annual Report Review/Signature

It was determined by the board that the attorneys will continue to file the annual report with the secretary of state's office.

g. Treasury Tote Cleanout Info.

Ms. Genender corrected any errors found and organized totes. Ms. Genender to pick up more totes from the Gentiles.

h. Miscellaneous Tote Cleanout Info.

Ms. Festag is progressing thru her tote, and will report back at the next meeting.

i. Slash Date Info.

The board discussed putting slash information in the June newsletter.

j. Well Testing

It was reported by Ms. Barth that estimates of static well testing per household would be \$ 85.00. Actual Recovery Rate testing per household would be \$180.00. The board continues to monitor the Shaffer's Ranch development.

k. Water/Housing Density

The original water decree for D.R. requires that specific information concerning water Usage and housing density be included in the annual Mountain Mutual water report. The board is going to review this matter to determine if this annual, legal requirement should be handled by our attorneys.

**3. New Business Items**

a. Budget Discussion/Approval

The Annual Budget was reviewed and several changes discussed. Ms. Genender will prepare changes for the next board meeting and operate on an interim budget

until then.

b. Cutting of Trees on Meadowridge/Fire Department Recommendations.

The board will defer discussion until May.

c. Neighborhood Thoughts

It was recommended that a neighbor would like the money that would be spent on clean-up of the D. R. front sign to be saved for legal fees for Shaffer's Ranch Issues if required.

d. Pond Expense

The board discussed there is an occasional need to make repairs to the pond and it should be included in the budget.

e. Conifer Area Council

Ms. Genender advised the board on the Conifer Community Survey Site @ [Coniferareacouncil.org](http://Coniferareacouncil.org) and also information on planning & zoning regarding The 285 corridor.

f. Newsletter

Ms. Festag requested that all articles for the newsletter be submitted by Mar. 19<sup>th</sup>.

### 3. Calendar

May - Board Meeting, Pine Beetle Assessment

June - Newsletter

July - Open

August - Board Meeting, Plan: Annual Meeting, Snowplow Contract

September - Newsletter, Annual Meeting Notice

October - DR Annual Meeting, Mtn. Mutual Water Report, State Farm Policy Due

November - Board Meeting, Installation of Officers, New Business Proposals,  
File Annual Report w/state

December - Newsletter

**Next Meeting** - The board will have a meeting on May 11 at Ms. Genender's home.

#### Meeting Schedule

8/10/10            7:00pm, Tues.

10/05/10          7:00pm, Tues.

11/09/10          7:00pm, Tues.

#### **4. Adjournment**

- a. A motion to adjourn was made by Ms. Festag and seconded by Ms. Genender. The motion passed unanimously. The meeting was adjourned at 10:25 p.m.

Respectfully Submitted,

/s/ Robin Barth, Secretary  
Douglass Ranch Property Owners Association