

Douglass Ranch Property Owners Association

Board Meeting Minutes

February 20, 2002

Meeting called to order 7:00pm

Members Present: Brian Collier, Rusty Thulin, and Greg Wambolt.

Committee Reports:

1. Roads Report

- Rusty relayed the recommendation of the roads committee to the board. Discussion about the recommendation revolved around the survey that showed the homeowners that are effected by the slick corner on Meadowridge Lane did not want an ice barrel by a two-to-one margin. It was the boards assumption that the barrel was an attempt by the previous board to help these homeowners, it was clearly not viewed as any help. Brian moved to accept the road committee recommendation, Greg seconded and the vote passed unanimously.
- We also discussed the future need for re-surfacing and repair of the private roads. Greg volunteered to develop a financial cost model that we can use to make decisions once the roads committee provides the numbers.
- We discussed the benefits of being part of the Community Association Institute, recommend by Jane Spooner. The board agreed with Jane that this would be an asset. Greg moved to accept Jane's recommendation, Brian seconded and it passed unanimously.

2. Treasurers Report

- We discussed how we should notify the people who have yet to pay their association dues. It was decided that a reminder invoice and phone call would be completed before we assess any penalties.

3. Hospitality Report

- We discussed the newsletter and if we needed to make any changes or additions at this point. Rusty shared feedback he had received from members.

4. Water Report

- Greg gave us an update on the progress of the well depth issue. He said it is moving along as expected and our attorney feels we will not run into any resistance. The process should be complete this summer.

Old Business:

1. Easement Issue on Lot 19
 - The board discussed Fred Well's letter. Jefferson County's attorney's are reviewing the letter and will contact us with their reply. When we know the County's response we will invite the Spooners to discuss the next steps in resolving the easement issue.

New Business:

1. Reimbursement Request
 - A homeowner requested reimbursement for legal fees they claim were related to a decision made by the last DRPOA board. We discussed the issue and were sympathetic to the homeowners, but by a majority vote decided that the decision was the homeowners and responsibility for payment was also theirs.