

Douglass Ranch Property Owners Association

February 8, 2015 Board Meeting – Minutes

Board Members Present: Tricia Jensen, Colleen Jorgensen, Tom Sosnowski, Todd Williams

Treasurers Report:

19 lots are paid in full for HOA dues

CD9101 Renews in April. Will utilize for road repair so will be converted to Money Market account so funds are available.

2015 Budget expected to be under \$5,800 for the year.

New Business:

Road maintenance and repair: areas identified to have repaired to prevent further degradation are spots on Drake Court, Bladwin Court. It was moved by Williams, and seconded by Jorgensen, that Tom Sosnowski would solicit 3 bids for the work to be completed, and each contractor would be requested to assure that base materials and asphalt would be repaired to ensure a quality repair. It was also discussed to price the option of seal coating with Tom to give further report as to feasibility of doing so. Randy Jensen volunteered to work with Tom to be sure all areas in need of repair were identified. Deadline for bids is March 15, 2015.

Budget in the amount of \$5,800 for 2015 was approved by Board consensus.

Lori and Colleen finalizing 2014 tax reporting. Will present at next meeting.

Snowplow Contract:

Discrepancy exists in contract vs. actual snow plow days. Colleen was told that he comes with as little as $\frac{1}{2}$ " of snow, while contract states between 2 – 4" of snow is the trigger.

-It was noted that a 'verbal' modification in practice was made due to safety concerns on Meadow Ridge Road.

-Board agrees to maintain present call out to snowplow for Meadow Ridge for the current snow season.

-it is agreed that 2" is a reasonable amount to trigger the snow plowing to be done; and that this item must be specifically addressed prior to the fall of 2015 as the snow plowing costs associated with $\frac{1}{2}$ " call out for Meadow Ridge vs. the 2" required contractually may place an unfair allocation of resources specifically for Meadow Ridge vs. Douglass Ranch as a whole. Safety is important, and there are measures that can be taken vs. the cost of plowing at $\frac{1}{2}$ ". These may include sand, or other measures, but the Board believes we can reach a satisfactory arrangement for all residents of DR.

Fire Cistern Area at corner of Douglass Ranch Drive and Meadow Ridge: area has been maintained and looks nice, and has become a resting area for non-residents to stop and sit as if a public area. Colleen was appointed to contact the Fire Department regarding maintenance requirements by the HOA, and the Board agreed that the area should be monitored with regard to non-resident use of the area.

A Design Review Committee was formed and will consist of Rick Koth, Randy Jensen, Lori Genender, Todd Williams, and Gary Lenhart.

Annual Meeting will be scheduled for October, 2015 to encourage full participation and hopefully weather will not be a factor.

The Smith's lot was discussed briefly, due to previous rumors of what was happening on the lot with living in the RV, and other plans that had been discussed with neighbors. The Board agrees that the covenants around living in the RV, or other activities would be strictly interpreted and enforced.

DRHOA Website: It was discussed that the website needs to be updated and addressed. While it is currently functional, it can be cumbersome. Todd had previously stated a desire to work on this project, and stated that work schedules and being gone frequently has interfered with that project. Tricia volunteered to get some pricing for new setup and review.

It was agreed by the Board that the community newsletter would not accept advertisements. It is an information newsletter only. Further, it was agreed that newsletters will be mailed in envelopes rather than just folded.

Colleen will be checking on Board Member liability with our State Farm carrier for the HOA and what is covered. Will report back at next meeting.

Tricia will coordinate DR's annual participation with the Firemen's dinner.

The directory update is to be completed soon by Tricia and Susan. Tom noted on the Board's behalf the appreciation of completing that task.

Next meeting, April 2.

Meeting Adjourned.