

Douglass Ranch Property Owners Association

Minutes of the Board of Directors Meeting

February 19, 2013 - Final

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

Susan Festag	President	303-816-1348	kpfestag@wispertel.net
John Allen	Vice President	303-816-0630	jdaallen@aol.com
Lore Genender	Treasurer	303-838-9494	lore@merit-tech.com
Tom Washburn	Secretary	303-838-2225	twashburn@wispertel.net

Call to Order: The DRPOA Board meeting was called to order at 6:41 pm. by Ms. Festag.

1. Review of August 27, 2012 Minutes

Through email exchanges prior to the meeting the minutes were reviewed, edited and reviewed again. After a short discussion a motion to approve the minutes was made by Ms. Genender. The motion was seconded by Mr. Allen and unanimously approved.

2. Review of November 15, 2012 Annual Meeting minutes

During short discussion one spelling error was found. A motion to approve the minutes as amended was made by Mr. Washburn. The motion was seconded by Mr. Allen and unanimously approved.

3. Treasurer's Report

The following topics were presented and discussed.

- a) Financial status reports
- b) 2013 Budget
- c) Additional financial issues

The following reports were presented during discussions:

1. Financial Status, February 2013
2. DRPOA A/R Aging Summary as of February 14, 2013
3. DRPOA Balance Sheet as of February 14, 2013
4. DRPOA Balance Sheet as of December 31, 2012
5. DRPOA Profit & Loss, January through December 2012

6. DRPOA Profit & Loss, January 1 through February 14, 2013
7. DRPOA Profit & Loss, January 1 through February 14, 2013-Cash Basis
8. DRPOA Profit & Loss Detail, January 1 through February 14, 2013-Accrual Basis
9. DRPOA Profit & Loss Budget vs. Actual, January 2012 through December 2013
10. DRPOA Profit & Loss Budget Overview, January through December 2013

Dues are due in full as of February 28th. Past due fees start at end of March.

Ms. Genender agreed to send a statement in March to unpaid property holders with a statement that unpaid accounts will be turned over to our attorney by end of March. Ms. Genender will reference appropriate clause in DR covenants that supports this action.

DR taxes went to our accountant.

DR's Liberty CD will mature on 9 March. A DR deposit will be made to this account. The amount of deposit was discussed.

We are currently about 15K short in our road plan account for 2012. After some discussion Mr. Washburn motioned to deposit 10K in the Liberty account when the CD matured. Ms. Genender seconded. The motion passed unanimously. Another transfer of funds will be made in September.

Mr. Washburn motioned to approve the budget (item #10 in the list above). Mr. Allen seconded. The motion passed unanimously.

4. Dog Lots

a) Reasonable Accommodation Request – Document Decision

The board received a request for reasonable accommodation from the Stanzlers to permit a dog on their lot. Based on our attorney's review and recommendation, this request was approved.

The review and approval action by Ms. Festag took place between board meetings with approval of board members.

b) Proposal to Remove Dog Restriction on Lots 20 – 29

The DR attorney reviewed a letter from Colorado Parks and Wildlife (CPW) informing Douglass Ranch that CPW does not oppose removing the dog restriction on lots 20 - 29. Based on the CPW letter, our attorney advised that we can remove dog restrictions from our covenants and that it can be done by board action only.

The DR attorney's advice regarding dog restrictions was presented and discussed. Rezoning of lots 20 through 29 is not necessary based on existing wording in section 8.4 of the

CC&R's (Declaration of Protective Covenants, Conditions and Restrictions for Douglass Ranch, Jeffco reception no. 89033830).

Mr. Washburn advised that the attorney's recommended text be amended to reflect the DR invisible fence amendment as adopted by Douglass Ranch in 2008. Jeffco reception no. 2008035474.

Ms. Genender motioned to approve the attorney's recommended text as amended by the DR invisible fence amendment. Mr. Allen seconded. The motion passed unanimously.

Ms. Festag will make a change to the attorney's recommended text and file the amended section 8.4 of the CC&R's with Jefferson County.

5. Roads and Grounds

a) E-mail re: Meadowridge

An e-mail to the board was read and discussed. Drivers are finding the bottom of Meadowridge Lane to be slippery since its share of sunlight is limited by the hillside to its south. Past discussion on this problem has not produced an agreement on application of sand at the Meadowridge Lane and Gordon Court. Ray's Snowplowing cautioned that salt eats away at the road surface. Sand lingers after the snow and ice and becomes a slick surface on dry roads. Ray's Snowplowing recommendation is to not sand the roads.

Ray has been seen to plow the Douglass Ranch and Meadowridge intersection twice (up and down the Meadowridge hill).

Another area of concern when it snows is the hill where Douglass Ranch Drive heads downhill near the Genenders.

b) Road Plan Update

Ms. Festag and Ms. Genender agreed to work an update to the Road Plan.

6. HB 1237 – Requirement for HOA Records

After some discussion the Board agreed to look into details of implementing House Bill 1237 as it relates to Douglass Ranch.

7. Board Vacancy

a) Sosnowski-mail – Suggested Board task

A request to bring cable into Douglass Ranch was discussed. Ms. Genender will call Comcast and will follow up with Mr. Sosnowski.

8. Master Calendar – review

Ms. Festag reviewed upcoming task and dates on the Master Calendar. Registration with Jeffco will be done with inclusion of Mr. Allen's email address.

DORA registration is due on February 28th. Ms. Festag will complete this task.

Next Board meeting is scheduled for March. An agreeable date among all was April 16th. Mr. Washburn suggested the meeting take place at his house.

The Firefighters dinner is in May. Planning should begin in April.

Wild fire mitigation will be discussed by the Conifer Area Council.

The board discussed renter's responsibilities. Awareness of DR covenants is up to the homeowner. The board will send newsletters to renters.

9. Continuing/New Items for Consideration

There were no new topics to discuss.

10. Next Meeting & Adjournment

The next board meeting will be April 16th at 6:30 at Mr. Washburn's house.

Ms. Genender motioned to adjourn the meeting. Mr. Allen seconded. At 8:33 pm the meeting was adjourned.

Respectfully Submitted,
/s/ Tom Washburn, Secretary
Douglass Ranch Property Owners Association

