

# Douglass Ranch Homeowners Association

## Meeting Minutes of the Board of Directors

**Meeting Date:** November 13, 2006

A board meeting consisting of the following members convened at the home of board member Mr. Rick Koth:

Kay Collier	Vice President	303-838-4742	Kay.Collier@Qwest.com
Norm Dunn	Design Review	303-838-4449	NDunn@Cisco.com
Rick Koth	President	303-838-5869	Rick.Koth@lmco.com
Terry Sickler	Treasurer	303-816-2090	Terry.I.Sickler@lmco.com
Tom Sosnowski	Secretary	303-838-4183	Sosnowski@ieee.org

- 1. Presentation on Shaffer Ranch Development** Norm Lewis, one of the principals who purchased the Shaffer Ranch, outlined several of his ideas regarding the development of the property. He emphasized that any development plans are preliminary since they must be approved by JeffCo authorities before any development can begin. He indicated that he would be happy to present any plans to the Douglass Ranch Community once they become more formalized – this may take nine months to a year to complete.
- 2. Call to Order** The meeting was called to order at 8:20 PM
- 3. Approval of Minutes** Upon a motion by Mr. Sosnowski, seconded by Mr. Koth, the minutes of the meeting on August 7, 2006 were approved by a unanimous vote. Upon a motion by Mr. Sosnowski, seconded by Ms. Collier, the minutes of the meeting of October 2, 2006 were approved by a unanimous vote. Upon a motion by Mr. Sosnowski, seconded by Mr. Dunn, the minutes of the Annual Meeting on October 5, 2006 were approved by a unanimous vote.
- 4. Selection of Officers** It was determined by general agreement that all board members would hold the same positions that they held last year.
- 5. Covenant Amendment on Electronic Dog Fences** Mr. Koth determined that the amendment did not conflict with the Plot Plan for Douglass Ranch – an issue raised at the annual meeting. Mr. Dunn and Mr. Koth will take responsibility for filling the new amendment with Jefferson County.
- 6. Design Review Committee Report & Road Report** Mr. Dunn reported that he had contacted the owner of lot 35 regarding paving of the driveway. The owner responded that he was prepared to submit construction plans within the next two months. Mr. Dunn has also assumed responsibility to replace worn stop signs in the development – an issue raised at the annual meeting.
- 7. DR Pond Proposal** Mr. & Ms. Lenhart, owners of the property containing the pond, have petitioned the board for financial help in its maintenance. No action was taken at this time; Mr. Koth will investigate the boards responsibilities on this issue.

# Douglass Ranch Homeowners Association

## Meeting Minutes of the Board of Directors

8. **Calendar of Events for 2007** The following activities were agreed upon for 2007.

<b>January</b>	Board Meeting, Annual Dues, Annual Plan
<b>February</b>	Open
<b>March</b>	Board Meeting, Plan FD Dinner & Fire Mitigation day. Newsletter
<b>April</b>	Elk Creek Fire Department Dinner (1st Thursday)
<b>May</b>	Board Meeting, Pine Beetle Assessment, Pick Annual Picnic date
<b>June</b>	Newsletter
<b>July</b>	Open
<b>August</b>	Board Meeting. <b>Plan:</b> Annual Meeting, Annual Picnic, Snowplow contract.
<b>September</b>	Newsletter
<b>October</b>	DR Annual Meeting
<b>November</b>	Board Meeting, Installation of Officers, New Business Proposals.
<b>December</b>	Newsletter

9. **Next Board Meeting** The next board meeting was scheduled for January 8, 2007 at the home of Mr. Sickler.

10. **Adjournment** Upon a motion by Mr. Sosnowski, seconded by Mr. Koth, adjournment of the meeting was unanimously approved at 10:25 PM

Respectfully Submitted



Thomas P. Sosnowski, Secretary