

Douglass Ranch Homeowners Association

Meeting Minutes of the Board of Directors

Meeting Date: June 20, 2005

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

Dan Volini	President	303-816-4254	DanVolini@yahoo.com
Rick Koth	Treasurer	303-838-5869	Rick.Koth@lmco.com
Tom Sosnowski	Secretary	303-838-4183	Sosnowski@ieee.org
Rusty Thulin	Design Review	303-816-9792	RThulin@ipcommerce.com

Also attending was community member Ms. Jane Spooner.

- 1. Call to Order** The meeting was called to order at 7:10 PM by President Volini.
- 2. Approval of Minutes** A motion made by Mr. Sosnowski and seconded by Mr. Koth to approve the minutes of the April 27 meeting. It was approved unanimously without dissent.
- 3. Access to Common Area** Mr. Koth reported that the installation of stairs to the Commons Area has been completed by Love's Excavating LLC. The installation cost of \$2000.00 has been paid.
- 4. Standpipe in Mitigation Pond** Mr. Thulin reported that the stand pipe has been repaired by Shane Excavating but the bill for the service has not yet been received.
- 5. Road Sign Repair** Mr. Koth reported that he had completed repair of the sign post at the corner of Douglass Ranch Drive and Drake Court which was damaged in an earlier accident. The board offered its sincere thanks for his efforts and a job well done.
- 6. Snow Plow Contracts** Mr Thulin reported that his efforts are ongoing to find a snow plow contractor for the coming winter season.
- 7. Douglass Ranch Finances** Mr. Thulin reported the following figures: Assets total \$54,413.91. Of that total, \$53,329.00 is devoted to the "Road Fund and \$1,084.91 is a remainder from prior year budgets. The following is the budget for 2005:

a. Income	\$14,700.00
b. Expenses Total	\$14,700.00
i. Road Fund Investment	\$6,900.00
ii. Snow Plow Services	\$1,850.00
iii. Legal Fees	\$1,000.00
iv. Hospitality	\$190.00

Douglass Ranch Homeowners Association

Meeting Minutes of the Board of Directors

v. Insurance	\$1050.00
vi. Pond Siphon Repair	\$800.00
vii. Easement Steps	\$2,000.00
viii. Miscellaneous	\$900.00

8. Covenant and Bylaws Revisions Ms Lynn Jordan, an attorney with the law firm Powers Phillips, P.C., presented the following observations to the Board:

- a. Covenants represent Real Property Rights and Responsibilities of property owners. They are amendable by 51% of members present at a meeting for the purposes of amending the Covenants.
- b. Bylaws are the operational or policy manual of a board (a corporation). They are amendable by the board.
- c. The "Articles of Incorporation" is simply a legal document which establishes the association as a non-profit corporation.
- d. Our present covenants are out-of-date and should be amended for the following reasons:
 - i. Conform to existing state laws
 - ii. Reduce costs of future litigation
 - iii. Create user-friendly documents
- e. She estimated the cost of these revisions to be about \$9000.

Following the presentation, the board discussed her recommendations and decided that revisions should be pursued but that the legal costs were not something the budget could tolerate. As an alternative, covenants from other associations known to be state-of-the-art would be examined as possible templates. This effort will continue.

9. New Bylaw A motion was made by Mr. Sosnowski, seconded by Mr. Thulin and approved unanimously to create the following new bylaw:

Residents with problems, suggestions or other issues which require board action and/or the expenditure of funds **must** submit the following to the Board President at least seven days prior to the next meeting for inclusion into the agenda:

- a. A clear and concisely written description of the problem.
- b. Recommendations for possible solutions.

Douglass Ranch Homeowners Association

Meeting Minutes of the Board of Directors

In the event that such written problem definitions are presented at a board meeting, the president will accept them for inclusion and discussion at the next regularly scheduled board meeting.

Exceptions to this policy can only be obtained by a majority vote of the board.

10. **Next Board Meeting** – The next board meeting is scheduled for 7 PM, August 8, 2005 at the home of board member Mr. Sosnowski.
11. **Adjournment** – A motion was made by Mr. Sosnowski and seconded by Mr. Volini to adjourn. The motion was approved unanimously with no discussion

Respectfully Submitted



Thomas P. Sosnowski, Secretary