

Douglass Ranch Property Owners Association

Minutes of 2009 Annual Meeting

October 14, 2009 – Final
(approved January 5, 2010)

The annual meeting convened at the Elk Creek Elementary School where the following officers were present:

John Alme	Vice-President	303-838-4011	norskejohn@aol.com
Terry Sickler	Treasurer	303-816-2090	Terry.I.Sickler@lmco.com
Susan Festag	Secretary	303-816-1348	kpfestag@wispertel.net

The following officer was not present:

Tom Washburn	President	303-838-2225	tom.n.washburn@lmco.com
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1. Call to Order/President's Report

- a. The meeting was called to order at 7:09 p.m. by Mr. Alme.
- b. Mr. Alme gave an opening statement in which he reported that there were no new members to introduce. He thanked a variety of members for their efforts during the year particularly thanking outgoing treasurer Terry Sickler for his years of service on the board of directors. He also thanked Jean Alme for her efforts in organizing the 2009 Firefighters' Dinner.
- c. Mr. Alme reported on a variety of accomplishments/activities during the year including:
 - Proposed Douglass Ranch color scheme change – Not enough interest to continue efforts
 - Firefighters Dinner – Huge success, next year's date is April 1, 2010
 - Meadowridge Lane stop sign – Was damaged and replaced three times
 - Snowplowing Contract – A new contract has been signed
 - DR Phone book updated – An updated directory will be distributed
 - D&O Insurance Coverage Duplication – Has been eliminated & reimbursement requested
 - Roadside overgrowth – The edges of the private roads were mowed
- d. Ms. Festag reported that 21 properties, four of them by proxies, were represented at the meeting thereby establishing a quorum.

2. Reports

a. Treasurer

- i. Mr. Sickler included in the information packet a “Yearly Comparison through 3rd Qtr” report detailing the financial status of the Douglass Ranch Property Owners Association.
- ii. Mr. Sickler reported that the association is adding about \$10,000 annually to the road fund, which is in accordance with the road plan. There was an increase in the road repair category of expenses to fill gaps and repair and patch various sections of the private roads. These expenses were absorbed in the regular budget and were not paid out of the road fund.
- iii. Mr. Sickler informed the members that he responded to two Senate Bill 2005-100 requests during the current year.

b. Miscellaneous

- i. In response to a member question, Mr. Alme provided additional information about the types of responses that were received to the proposal to change the Douglass Ranch color scheme. The responses were overwhelmingly negative.
- ii. Ms. Festag reported on the court status of Ron Lewis’ plans for access to the property adjoining Douglass Ranch. The request for condemnation action was denied by the Jefferson County District Court. The case is currently on appeal in the Court of Appeals.

3. Nomination and Election of Board Members

- a. The following members indicated their interest in serving on the board of directors by having their names placed on the project board:

Susan Festag (current board member)
Tom Washburn (current board member)
Robin Barth (prospective board member)
Lore Genender (prospective board member)

- b. Mr. Sickler moved that the four people listed above be nominated to serve on the board. Mr. Russell Thulin seconded the motion.
- c. Mr. Alme asked for additional nominations from the floor and there were none. On a voice vote, the motion passed unanimously.

4. New Business/Future Activities

- a. Mr. Alme reported that he has 24 sets of plans in various stages of development for Douglass Ranch property owners. These plans are available for pickup at the end of the annual meeting.
- b. Mr. Alme reported that the board will consider new road signs for the private roads.
- c. Mr. Alme reported that the board may consider a new front entrance sign.
- d. Mr. Alme reported that the board will monitor the activities relating to the proposed new parks and recreation district and updates will be included in the newsletter as they become available.

5. Member Comments

There were no member comments at this time.

6. Adjournment

There being no further business to discuss, a motion was made by Mr. Sickler and second by Mr. Brent Ballard to adjourn the meeting. The motion was passed unanimously at 7:40 p.m.

Respectfully Submitted,

/s/ Susan Festag, Secretary
Douglass Ranch Property Owners Association