

Douglass Ranch Property Owners Association

Minutes of the Board of Directors Meeting

April 16, 2013 – Approved

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

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 6:46 pm. by Ms. Festag.

1. Review of February 19th, 2013 Minutes

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

2. Treasurer's Report

a) Review of Financial Status Reports

The following reports were presented during discussions:

- i. DRPOA A/R Aging Summary as of April 16, 2013-1
- ii. DRPOA Profit & Loss, January 1 through April 16, 2013
- iii. DRPOA Balance Sheet as of April 16, 2013

b) Status of annual dues

The Skahan's have paid their annual dues with interest. They have actually overpaid and are carrying a credit for next year.

The Moats' owe a late fee plus interest on one property and owe annual dues, late fee plus interest on their second property. The Moats' have promised second property payment within a couple of weeks.

The Hager's annual dues are late. The Board agreed that if a partial payment of at least \$100 was not received by May 18th, then the case would be referred to an attorney.

c) Additional financial issues

The POA's Certificates of Deposit were discussed. Currently DR is getting 0.25% interest per year. Next year it was agreed that the Liberty CD should be moved back to the Conifer area.

3. Dog Lots

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

The new dog “restriction” amendment is ready to notarize and file with Jefferson County. The amendments final language was approved. Mr. Washburn and Ms. Festag will notarize and file with the county.

4. Roads and Grounds

a) Road Plan Update

The Road Plan update will be done by the annual meeting.

The 2012 monetary savings goal will have been met by the annual meeting. 10K was recently put into the CD. An additional 5K will be added to the CD by September.

5. Board Vacancy

After some discussion, Ms. Festag agreed to talk with Colleen and/or Gary Jorgensen as potential board members.

6. Continuing/New Items for Consideration

The sale of the Gentile residence fell through.

The board has signed up with Jeffco Associations. A completed Jeffco sign up sheet was distributed to the board members.

The Colorado Department of Regulatory Agencies (DORA) registration has been completed.

The annual firefighters dinner is May 2nd. Jean Alme has agreed to chair the dinner – but this is her last year.

The Pleva's emailed regarding repainting their front door. The Board approved the choice of color via email and formally at the board meeting.

The Lenhart's have bought a pond aeration system per a 4 April email received by Mr. Washburn. The board has previously voted to contribute up to half the cost of a pond aeration system limited to a maximum of \$1000.

With regards to an outstanding request to bring cable into Douglass Ranch, Ms. Genender agreed to followup on the request by contacting Comcast by next meeting.

A question was raised as to whether John Alme was going to review the condition of the DR roads this year.

7. Master Calendar – review

Ms. Festag reviewed upcoming task and dates on the Master Calendar.

The next Board meeting is scheduled for May. After discussion it was agreed to move it to June

Ms. Festag will call the DR attorney regarding the Periodic Report to the Secretary of State. The board agreed that it is desirable that the attorney file this report.

8. Next Meeting & Adjournment

The next board meeting will be June 11th at 6:30 at Ms. Genender's house.

Ms. Genender motioned to adjourn the meeting. Ms. Festag seconded. At 7:53 pm the meeting was adjourned.

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

