

# Douglass Ranch Homeowners Association

## Minutes of 2008 Annual Meeting

**Meeting Date: 7 October 2008**

The annual meeting convened at the meeting facility of the Meadow Creek Bed and Breakfast where all officers were present.

Rick Koth	President	303-838-5869	<a href="mailto:rkoth05@q.com">rkoth05@q.com</a>
Susan Festag	Vice President	303-816-1348	<a href="mailto:kpfestag@wispertel.net">kpfestag@wispertel.net</a>
Terry Sickler	Treasurer	303-816-2090	<a href="mailto:Terry.I.Sickler@lmco.com">Terry.I.Sickler@lmco.com</a>
Tom Washburn	Secretary	303-838-2225	<a href="mailto:tom.n.washburn@lmco.com">tom.n.washburn@lmco.com</a>
Tom Sosnowski	Roads and Grounds	303-838-4183	<a href="mailto:Sosnowski@ieee.org">Sosnowski@ieee.org</a>

1. **Elk Creek Fire Department** Before the meeting was called to order, guest speaker Joe Page, Safety Officer ECFD, was introduced and discussed fire mitigation techniques for home owners.

Douglass Ranch is represented on the Elk Creek Fire Protection district map (<http://www.elkcreekfire.org/distmap.shtml>) as a community with moderate fire risk. Douglass Ranch is part of a district including Jubilee Trail and Stone Chimney Lane.

Joe discussed some easy things all homeowners could do to reduce the risk of a home fire during a forest fire.

- Clean gutters
- Cut grass near house siding
- Name a contact person to be facilitate communication between family members during an emergency
- House numbering from both directions
- Create lists before the fire: e.g.: a 'save' list, an 'action' list.
- The following handouts were made available:
  - A two page list of things to save and to do in the event of a fire.
  - ECFD Wildland – Urban Interface
  - ECFPD Defensible Space Recommendations
  - Mountain Pine Beetles in the ECFPD
  - Summary of Colorado bills relating to healthy forests

2. **Call to Order** The meeting was called to order at 8:04 PM by Mr. Koth. Twenty five lots, four of which were represented by proxies, were represented at the meeting.

3. **Review/Approval of Meeting Minutes** Upon a motion by Mr. Thulin, seconded by Ms.

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McAtee, the minutes of the last annual meeting were approved by a unanimous vote.

### 4. Reports

#### a. President

##### i. Mr. Koth discussed achievements of the past year:

- Filed CC&R changes with Jeffco
- Adopted DR annual Operating Budget
- Firefighter dinner – April
- DR taxes filed
- Newsletter published (4)
- Stop sign repair
- Board meetings (5)
- Private road overlay cost validation
- DR Governance policies published.
- Shaffer's Ranch development coordination
- Snow removal contract (Ray's Snowplowing)
- Firewise Evaluations by ECFD
- No fire mitigation day this year – limited interest

#### b. Treasurer

##### i. Mr. Sickler discussed the POA's financial status including:

- 2008 Summary Expenditures
- CD Status (Road Fund)
- Yearly Comparisons through Third Quarter

### 5. Nominations and Election of Board Members

- a. Two positions are open. Mr. John Alme volunteered to serve. Mr. Froman motioned to accept Mr. Almay to the board. Mr. Thulin seconded and the motion passed unanimously.
- b. Mr. Koth will try to recruit another board member – possibly Mr. Walt Hager or Mr. John Allen.

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### 6. New Business Items

- a. Shaffer's Ranch Development Information – Elk Creek is planning for a legal fight over possible land condemnation for a road to another tract of land owned by Mr. Lewis.
- b. Jason Bane (D) and Sue Windels (D) are probably more conservative candidates for Jeffco Commissioners.
- c. Issues to watch: Water, Wildlife, Fire Risk.

### 7. Member Comments

- a. Mr. McAtee asked whether the new policies conflict with existing DR Articles & Bylaws. Answer: No. The policies relate to details not covered in existing DR governing documents.
- b. Ms. McAtee asked whether the new policies are given to potential buyers. Answer: Not usually.
- c. Ms. McAtee thanked Mr. Tom Sosnowski for his efforts at organizing a mass driveway seal coating this past summer.

8. **Adjournment**   There being no further business to discuss, a motion was made by Mr. Thulin and seconded by Ms. McAtee to adjourn the meeting. It was approved unanimously at 8:55 PM.

Respectfully Submitted,

/s/ tnw

Thomas N. Washburn, Secretary

Douglass Ranch Property Owners Association