

# Douglass Ranch Homeowners Association

## Meeting Minutes of the Board of Directors

**Meeting Date: 17 March 2008**

A board meeting consisting of the following members convened at the home of board member Terry Sickler:

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. **Call to Order**                                      The meeting was called to order at 7:12 PM by Mr. Koth.

2. **Reports**

- a. Treasurer

- i. Mr. Sickler discussed the March financial status including:

1. Account balances
2. Past due HOA dues
3. Annual Taxes
4. Status of HOA bills
5. Budget status
6. SB 100 requests
7. Annual Road Fund transfer for 2007 – \$8500
8. Account signatories

- b. New property owners at 13602 Douglass Ranch Drive – Walt & Mary Hager – were acknowledged.

- c. Elk Creek Fire Dept Dinner on April 3rd

- i. Ms. Festag discussed a list of those who have promised to contribute to the dinner. Ms. Festag will send an email in the near future to mention drop-off homes and details. Mr. Koth will send a follow-up 'last minute' email on April 1<sup>st</sup>.

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- d. Lot #2 Design Review for garage addition
  - i. A discussion of the pro's and con's of the addition. Mr. Sosnowski moved that that the Board approve the judgment of the Design Review committee. (The Design Review committee approved the garage addition plans with conditions regarding a construction deposit.) Ms. Festag seconded. The motion passed unanimously.
  - ii. Mr. Sosnowski will review the DRPOA CC&R's for any discussion of size-of-garage restrictions.

### 3. Open or Discussion Items

- a. Covenant Amendment and Design Standards status
  - i. Recent actions were noted:
    - 1. Mr. Koth sent letter to mortgage holders on February 4<sup>th</sup> regarding the amendment. Three letters were returned as 'non-deliverable'.
    - 2. Mr. Washburn placed a legal advertisement in the High Timber Times which ran on 2/28 and 3/6.
  - ii. Next step will be to file a Change Notice with the Jefferson County Clerk & Recorder by April 16th. Mr. Koth will pursue this action item.
- b. DRHOA 8 Governance policies
  - i. Consensus was that the Board needed to complete an update of the DR POA's governing documents in accordance with SB 2005-100 and 2006-089. Too much time had elapsed with little progress to show.  
  
Mr. Sosnowski moved that the board retain the POA's current lawyer to draft HOA rules in accordance with SB 2005-100 and 2006-089. Ms. Festag seconded. The motion passed unanimously.  
  
The DR POA's current law firm is Lansky, Weigler & Porter, P.C., 1401 17<sup>th</sup> St., Suite 560, Denver. Kimberly Porter is the attorney handling DR POA affairs.
- c. Shaffers Ranch Development
  - i. Mr. Koth noted that Nancy York at Jefferson County is managing master plan for the Shaffers Crossing Ranch development. Sean Madden is managing the Shaffers Ranch Road grading plan.

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A master plan pre-application meeting (closed to the public) has been held. The master plan apparently did not meet the goals of the Conifer/285 Corridor Area Community Plan. Another problem is that the master plan proposes commercial development on land that is currently zoned agricultural. An updated master plan has been submitted to the county.

A review of the Shaffers Crossing Ranch map showed that a sewage treatment facility for the Shaffer's Ranch subdivision will be located about a mile from the nearest DR home.

A strip of land located south of Douglass Ranch is likely to see a road connecting two 640 acre plots to the proposed Shaffers Ranch Road. Technical hurdles remain in the narrow and steep topography of the land and its ability to accommodate a passable road.

Nancy York has agreed to notify the board of upcoming meetings, plan changes or other pertinent information.

- d. Town Hall handout Brief discussion of the February 20<sup>th</sup>  
Town Hall Meeting and handout. The meeting focused mainly on fire mitigation, but development activity was also discussed. More information is available at <http://coniferareacouncil.org>. Next town meeting is April 16<sup>th</sup> at West Jefferson Elementary.
  
- e. Private Road assessment
  - i. Mr. Sosnowski's opinion was that Drake Ct. can weather another year, perhaps two or three years, without maintenance.
  
  - ii. For '08 the Road Plan has allotted ~ \$5K for repairs and ~ \$9K for seal coat. Crack seal was completed in 2007 for \$4795.

The question is whether to do maintenance now to make the private roads last until 2013, especially Drake Ct., (when the Road Plan allows for total overlay of the road). In other words: does it still make sense to seal coat now if we plan (need) to re-surface in two years?

Mr. Sosnowski will reassess the Road Plan through conversation with Reserve Data Analysis – the authors of the DR Road Plan and re-evaluate the Drake Ct. condition, possibly with the crack seal contractor.
  
  - iii. Mr. Sosnowski raised the question of doing a community wide driveway re-surface to attempt to get a better price (through volume of driveways to re-surface). Mr. Sosnowski will look into some details on this question.

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- f. DR Hospitality committee lead

Looking for a new lead for the DR Hospitality committee.

- g. Hite mailbox After some discussion consensus was to not to set a deadline. If no action on the mailbox is seen by mid-April, Mr. Koth will make a phone call to inquire about plans to bring mailbox into compliance.

### 4. New Business Items

- a. Fire Mitigation Day Discussion of renting a chipper and truck in May or June. Candidate dates are May 18<sup>th</sup>, June 1<sup>st</sup> or 8<sup>th</sup>. Mr. Sickler will coordinate and select one of these dates. June 1<sup>st</sup> seems to be the preferred date.
- b. Mr. Sickler reports that Directors and Officers insurance will be renewed.

- 5. **Approval of January Meeting Minutes** Mr. Washburn acknowledged his error in failing to bring the edited minutes of the January meeting. A workaround was agreed where the edited January meeting minutes would be submitted to the board members by email for approval.

- a. Two edits have been made to the January minutes regarding how the DRPOA board will accommodate the Shaffers Ranch development and location of DRPOA funds.

- 6. **Next Meeting** The next meeting is scheduled for 7 pm, May 14<sup>th</sup> at the home of Mr. Washburn.

- 7. **Adjournment** At 9:41 pm, a motion was made by Mr. Sosnowski, seconded by Mr. Sickler, to adjourn the meeting. Motion was approved by unanimous vote.

Respectfully Submitted,

/s/ tnw

Thomas N. Washburn,

Secretary  
Douglass Ranch Property Owners Association