

Douglass Ranch Homeowners Association

Meeting Minutes of the Board of Directors

Meeting Date: August 7, 2006

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

Kay Collier	Vice President	303-838-4742	Kay.Collier@Qwest.com
Norm Dunn	Design Review	303-838-4449	NDunn@Cisco.com
Rick Koth	President	303-838-5869	Rick.Koth@lmco.com
Terry Sickler	Treasurer	303-816-2090	Terry.I.Sickler@lmco.com
Tom Sosnowski	Secretary	303-838-4183	Sosnowski@ieee.org

- 1. Call to Order** The meeting was called to order at 7:05 PM by Mr Koth
- 2. Approval of Minutes** Upon a motion by Mr. Sickler , seconded by Mr. Dunn, the minutes of the meeting on May 22, 2006 were approved by all board members with the exception of Mr. Sosnowski, he abstained because he was not present at that meeting.
- 3. Annual HOA Picnic** The annual HOA picnic is scheduled to be held on September 17 beginning at Noon. The association will furnish hot dogs, hamburgers, condiments and soft drinks. Homeowners are requested to bring a potluck dinner. This event will be coordinated by Ms. Collier with the able assistance of Ms. Bobbi Kay.
- 4. Treasurer Responsibilities** Mr. Sickler has assumed responsibilities for all financial issues formerly handled by Ms. Debbie Gentile. The board offered its heartfelt thanks to Ms. Gentile for her many years of selfless service to the association.
- 5. Fire District Meeting** Mr. Dunn and Mr. Koth attended the local Fire District Meeting on July 18, 2006 to gain further insight into measures DRHOA might take to improve our fire mitigation efforts: The following is a brief synopsis of the relevant issues discussed at the meeting:
 - a. The primary emphasis of the meeting was fire prevention.
 - b. Douglass Ranch Development is not considered a high risk area because of past mitigation efforts, paved roads and easy access to a water supply.
 - c. Individual house protection is nice but it much better if every household participates in fire mitigation efforts. The whole is greater than the sum of individual parts in preventing a fire catastrophe.
 - d. DRHOA may qualify for state funding to further fire mitigation efforts. Mr. Dunn will follow up on this issue.

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- e. Mr. Dunn will contact the fire district organization to request someone to make a presentation at the annual board meeting regarding local fire mitigation efforts – this to help develop a sense of commitment within the entire community.
6. **Invisible Dog Fences** Mr. Dunn reported on his efforts to determine actions by past boards regarding this issue. The only relevant item he was able to find was included in the Board of Director's meeting minutes of September 8, 1999. Under the Design Review Report, the following relevant notations were made: "Lot 8 was discussed. The Design Review Committee has approved an invisible fence." No further clarifications were noted.

To help qualify this issue, Mr. Dunn offered the following draft amendment to existing HOA covenants regarding animals (Section 8.4) for the purposes of discussion during our August board meeting.

"Section 8.4(A) Amendment"

"When Douglass Ranch covenants were first created, approximately back in 1989, invisible (electronic collar) dog fences did not exist, consequently, no regulations were written to address their usage or boundary. DRHA has officially approved the usage of invisible (electronic collar) dog fences. All other related covenants regarding the roam of dogs is to remain enforced. Invisible dog fences must abide by the following guidelines, (1) they must not be operational less than 50 ft from owners property line perimeter, and (2) recommends they be made operational no more than 75ft from the perimeter of the owners home."

Mr. Sosnowski commented that numerous electronic dog fences already exist in Douglass Ranch which may not meet the above restrictions. Efforts to enforce such restriction are sure to meet with significant resistance by affected property owners.

Mr. Sosnowski offered the following alternative to Mr. Dunn's draft proposal: "Invisible (electronic) dog fences are approved for use in Douglass Ranch Development. However, installations must not be closer than 50 feet from public roadways, this to prevent any possible intimidation or harassment by the confined animals of passersby who use the roadways for recreation or other activities."

In view of the board discussion, Mr. Dunn agreed to re-draft the proposal so that it can be reviewed and approved by the board at their next meeting prior to the Annual Meeting.

Prohibition of Dogs in Areas of Douglass Ranch Mr. Koth has no progress to report at this time but continues to work the issue.

7. **Douglass Ranch Website** A proposal for the construction of a DRHOA website was published in the last newsletter with a request for comments from homeowners. None were received. The proposal dies.

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8. **Board Member Nominations** Both Mr. Koth and Mr. Sosnowski volunteered to run for a second term. No other nominations have been submitted at this time.
9. **Annual Meeting** The annual meeting is scheduled for 7 PM on October 5, 2006 at the meeting facility of the Meadow Creek Bed and Breakfast.
10. **Board Meeting** The next board meeting is scheduled for 7 PM on Tuesday, October 3 at the home of Ms. Collier.
11. **Adjournment** At 9:35 PM, it was moved by Mr. Sosnowski and seconded by Mr. Sickler to adjourn the meeting.

Respectfully Submitted

A handwritten signature in cursive script that reads "Thomas P. Sosnowski".

Thomas P. Sosnowski, Secretary