

Tricia

DRPOA Annual Meeting

DRPOA Annual Meeting was held on November 11, 2014 in the library of the Elk Creek Elementary School. Board Members included President, Tricia Jensen; Treasurer, Colleen Jorgensen and Member-At-Large, Cyndy Lenhart. Excused was Secretary, Todd Williams for family reasons.

Quorum was met and the meeting began at 7:10 p.m.

During the round of introductions, two of our newest neighbors, Susie & Carl Rice and Eric & Rita Smith were given a round of applause in greeting.

President's Report: Tricia Jensen, President

- * There are 6 new owners this past year.
- * We plan to update our website by making the information we currently have zipped into a more 'user friendly' PDF format.
- * Board minutes will be posted to the website upon approval.
- * DRPOA President Tricia thanked Tom and Mary Sosnowski for hosting an Open House where attendees were introduced to folks from the Glen Elk Association. Glen Elk is a community off of Elk Creek Road and consists of 22 rustic cabins that are open from May - September, a Caretakers cabin (who lives on site year-round) and a Banquet Hall. They have opened their community to us and have offered their banquet hall for weddings, family reunions, parties or meetings. Their land is open for hiking and they have a small catch and release pond for children.

One note is that the Glen Elk Association has purchased 365 acres of property owned by Ron Lewis, also adjacent to Douglass Ranch, to insure nothing will ever be built on it.

Treasures Report: Colleen Jorgensen, Treasurer

- * Please see attached report.
- * Colleen noted several items:
 - All but 2 properties have paid their HOA dues.
 - Liberty CD was moved to 1st Bank and \$5,000 was added to the transferred balance.
 - Because DRPOA had used the 2003 edition of QuickBooks, Colleen purchased and loaded the 2014 version.
 - Although Colleen has successfully completed all of the necessary work to date, the board hired a bookkeeper (Lore Genender) for minimal hours to monitor month-to-month work. Lore has been DRPOA Treasurer for many years in the past, so is familiar with our books and needs.
 - Rays Plowing has again been contracted for the 2014-2015 year. It was also noted that if any homeowner wanted to hire Ray for their drive, please contact him directly at 303-838-6782.

Roads Report: It was reported, after driving our private roads, that the following had had their cracks sealed: Meadow Ridge, May long, and Drake Ct. Any work that needed to be done to fill rough spots and/or holes would be completed in the spring using the money already set aside.

By-Laws

- * Tricia reported that no changes had been made as there was no new Colorado legislation we needed to comply with.
- * Design Review Committee needs to be formed. The Smiths, owners of lot # 37, have issues and questions concerning the building process. Currently Lore Genender, Todd Williams and Randy Jensen have volunteered. Other volunteers?
- * Much discussion ensued as old Board members thought DRPOA's original design guidelines had been reviewed, changed and adopted in 2008 but were never filed with Jefferson County. We will file them in the near future.

DRPOA Reminders:

- * Warning to please keep your speed down as you drive in the area.
- * Warning to please keep on your side of the road as you go around curves.
- * Please garage your extra vehicles and motor homes.

Again, there was much discussion between various homeowners as to what that would look like in Douglas Ranch. It was acknowledged that the previous Board had worked many hours in trying to reach that answer. Their survey came back with varying answers so in the end, because it was split and attorneys said our covenants are not enforceable because we did not address ALL of the covenants, the Design Review Committee stopped working on this issue. It was suggested that the new Committee send out another survey as there has been a large change in homeownership. It was suggested to complete this work within the next six months.

New Business:

- * Fire mitigation in Douglas Ranch. Suggestions included owners to cut the ladder fuel along roads and on property themselves; make the cutting of the smaller trees along the road a community project; offer the smaller trees as permitted Christmas trees; DRPOA to rent a chopper this spring/summer. But, please be responsible! Let it be noted that there is much work on most properties to rid the area of fire danger due to standing dead trees, fallen trees and other ladder fuel!
- * Discussion about the possibility of creating a Neighborhood Watch. There was sufficient interest to pursue further.
- * New Directory is coming shortly.

Vacant Board Seat Filled:

Tom Sosnowski was nominated by Rick Koth and seconded by Randy Jensen and then voted onto the DRPOA Board by acclamation. Tom fills the seat vacated by John Allen whose 2-year term had ended. Welcome Tom!!

Other Business:

* Update on Ron Lewis' land development.

We were told that Mr. Lewis does not have water rights of Elk Creek in Park County, so the 350 acres is basically at a stand still. He has recently declared bankruptcy.

- * Ryan Lucas, Principal of Elk Creek Elementary School, stopped by to introduce himself to us. He saw some familiar faces of parents of children that attend the school. He apologized he'd not been able to greet us earlier but he was proud of the school's children and their achievements as they rank within the top 10% (between 6%-7%) of Colorado schools in national testing. He wanted to let us know of two items we will notice. First they will be digging for new septic and water treatment systems. Secondly, a non-profit has been set up to fund turf on the large field near the school. Although there will be no lights or scoreboard, donations will be gladly accepted.

Meeting was adjourned at 8:10 p.m.

Respectfully submitted by Cyndy Lenhart