

Douglass Ranch Homeowners Association

Meeting Minutes of the Board of Directors

Meeting Date: August 8, 2005

A board meeting consisting of the following members convened at the home of board member Dan Volini:

Dan Volini	President	303-816-4254	DanVolini@yahoo.com
Leigh Ebert	Vice-President	303-838-2719	WEbert76cap@aol.com
Rick Koth	Treasurer	303-838-5869	Rick.Koth@lmco.com
Rusty Thulin	Design Review	303-816-9792	RThulin@ipcommerce.com

Also attending were community members Ms. Jane Spooner, Mr. Eugene Ferrero and Mr. Gary Jorgenson.

1. **Call to Order** The meeting was called to order at 7:08 PM by President Volini.
2. **Approval of Minutes** A motion made by Mr. Koth and seconded by Ms. Ebert to approve the minutes of the June 27 meeting. It was approved unanimously without dissent.
3. **Pond Repair** The board received a letter from community member Mr. Gary Lenhart expressing concern about a leak in the pond spillway. The pond overflow/diverter was inspected by Mr. Volini and a member of the water board, who determined the flow was from the diverter. The minor seepage in the overflow is not a problem at this time. The water level of the pond appears to be normal at this time, after a periodic rain. No further action was taken.
4. **Shaffer’s Crossing Concrete Plant** The board voted unanimously to draft a letter to the county to protest the proposed construction of a concrete plant at the quarry site because of concerns about noise, dust and air pollution. Ms. Ebert will draft and post the letter.
5. **Annual Picnic** The Annual Picnic will be held on September 18 at the Meadow Creek Bed and Breakfast grounds. Ms. Ebert will coordinate the event.
6. **Annual Meeting** The Douglass Ranch HOA Annual Meeting will be held at 7:00 PM on October 20 at the Meadow Creek Bed and Breakfast Event Room. Election of new officers will be held at that time.
7. **Covenant Revisions** Mr. Thulin provided the board with a copy of the so called “state of the art” covenants from Castle Pines HOA – it was speculated at an earlier board meeting that they might serve as a prototype for Douglass Ranch. The covenants appeared to be very similar to existing Douglass Ranch covenants - including a notable absence of enforcement procedures. The board felt our CC&R’s would be adequate with

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the addition of an enforcement policy and procedures. Further action on this is will be left for the next board. No vote taken.

- 8. **News Letter** . The next newsletter will issue after receiving the *Letter from the President* but no later then Aug. 29.

- 9. **Lot #1 Dues** At the time of closing for sale of Lot #1, it was believed all dues had been paid. When the official paperwork had been completed, it was determined that Lot 1 had not paid their dues. Mr. Thulin will contact the escrow company to determine if it is too late to recoup the dues. Next option could be to contact previous owners, if information available. Mr. Thulin offered to reimburse the HOA for this error; however, it was determined by the board the mistake was unintentional and would be absorbed by the HOA. It was further determined that the Treasurer would be the sole contact for dues collection. The vote was unanimous on this issue.

- 10. **HOA Member Issue #1** Mr. Ferrero of lot number 35 advised the board he was disappointed by the hospitality he and his wife received upon entering the neighborhood. In particular, he took exception to the loud music emanating from the adjoining Moats residence (lot #37) for long periods of time and asked what the board might do to help the situation. The board advised Mr. Ferrero that it had no authority in this area and that he should notify the Sheriff's Dept. if he felt further action necessary. He was encouraged to submit a letter to the board for documentation.

- 11. **HOA Member Issue #2** Mr. Jorgensen (lot #11) addressed the board on an item in the last *President Letter* which indicated the invisible fence was not an HOA allowed method of confinement for dogs. He noted that previous boards have allowed use of the invisible fence. The board determined to further investigate the use of invisible fences for dog confinement. No vote taken.

- 12. **Next Board Meeting** The next board meeting is the general membership meeting on Thursday, October 20 at the Meadow Creek Bed & Breakfast facility.

- 13. **Adjournment** At 9:00PM, a motion for adjournment was made by Mr. Thulin, seconded by Mr. Koth and approved unanimously.

Respectfully Submitted



Thomas P. Sosnowski, Secretary