

# Douglass Ranch Property Owners Association

Board Meeting Minutes

April 17, 2002

Meeting called to order 7:10pm

**Members Present:** Larry, Rusty & Greg

**Guest Present:** Debby Hall, Cathy Reinberger, Jane Spooner, Bud Lewis, Diane Brand

## Committee Reports:

1. Roads Report
  - Paving timeline and maintenance estimate from Esso Construction was provided to board.
  - Roads replacement fund estimate was not complete
  - Timelines for required maintenance was being put together by Larry
2. Treasurers Report
  - All accounts paid.
3. Hospitality Report
  - Send thank you 'something' to road sweepers, address to be provided by Cathy Reinberger.
4. Water Report
  - Contention time over. Well depth levels in process of being change with county. Voted unanimously to change covenants.
5. Design Review Report
  - Need to get lot 33 picked up asap. More info on lot 26 in 30 days.

## Old Business:

1. Easement Issue on Lot 19
  - Will be making final decision next board meeting.

## New Business:

1. Motorhome on lot 38 needs to be stored. Owner agreed.
2. Motion to oppose appeal of B&B zoning. Vote passed.
3. Suggestion to make appeal to pick up trash in next newsletter and advertise JeffCo Slash drop on June 22 -23.

# Douglass Ranch Property Owners Association

---

April 22, 2002

**Tim Carl**

Jefferson County Planning and Zoning Department  
100 Jefferson County Parkway, #3550  
Golden, Colorado 80414-3550

[re. Appeal for lodge facility at 13438 US Highway 285]

Dear Tim,

The executive board of the Douglass Ranch Property Owners Association held a meeting to discuss the Appeal of the Zoning Administrators Decision to allow a Single Family Dwelling in Area 2 for the lodge facility at 13438 US Highway 285. We examined the ODP, your letter of March 15<sup>th</sup>, 2002 and talked with the current owners Ivan and Loren to better understand the intention of the re-zoning and voted on whether to support or oppose the appeal.

One thing we would like to emphasize is the professional and neighborly way Ivan and Loren have run the facilities and how they have always been extremely cooperative and friendly with us at Douglass Ranch. We could not hope for better neighbors and are saddened by the fact that they might be selling the business. However, we also must consider home owners who purchased their property knowing the housing density levels and crowd and noise levels were not going to increase at Meadow Creek B&B. We hope and desire there will be great success for Meadow Creek B&B, but at the same time strive to retain the charm and serenity of Douglass Ranch. It is with mixed emotions that the Douglass Ranch Property Owners Association board voted to oppose this appeal. If you have any questions please feel free to contact me.

Sincerely,

**Rusty Thulin**  
President  
DRPOA  
303-816-1943

---

P.O. Box 603, Pine, Colorado 80470

*Bryan Collier*

**Board of County Commissioners**



**Michelle Lawrence**  
District No. 1  
**Patricia B. Holloway**  
District No. 2  
**Richard M. Sheehan**  
District No. 3

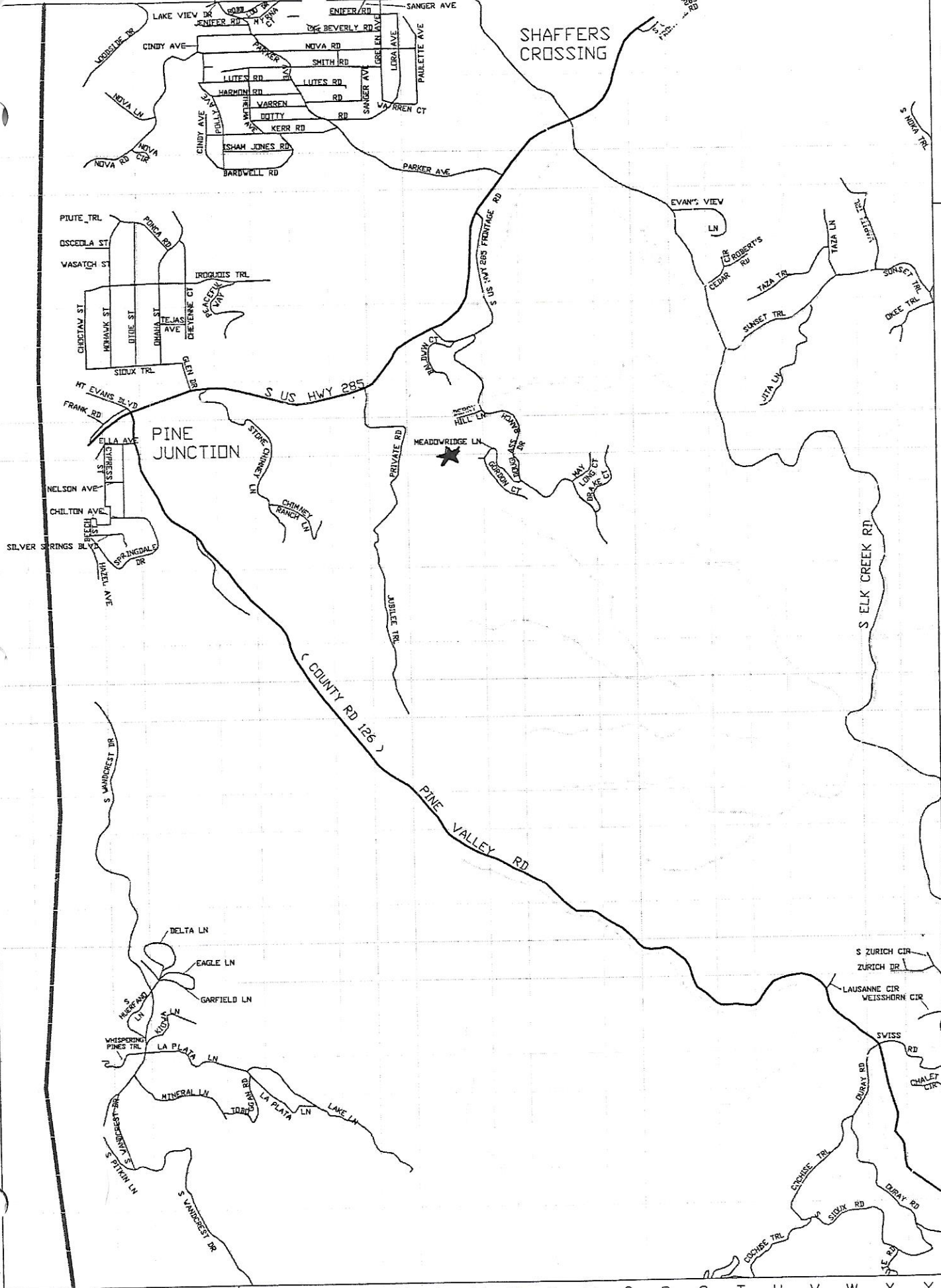
**NOTICE OF PUBLIC HEARING  
BEFORE THE JEFFERSON COUNTY BOARD OF ADJUSTMENT**

A public hearing for Case No. **02104314VC**, relating to an **Appeal of the Zoning Administrators Decision to allow a Single Family Dwelling in Area 2** for the property addressed as **13438 S. U.S. Hwy 285 (Parcel A, Exemption Survey Sec 6 & 7, Twn 7 S, Rng 71 W)** has been tentatively scheduled before the Jefferson County Board of Adjustment on **Wednesday, May 1, 2002 at 10:30 a.m.** in Hearing Room #1, located at 100 Jefferson County Parkway in Golden. A public notice sign will be posted on the property at least two weeks prior to hearing.

Please contact the Zoning Administrator, Tim Carl, at 303-271-8710 if you have any questions regarding this matter. Any comments must be in writing and addressed to Tim at the Jefferson County Planning and Zoning Department, 100 Jefferson County Parkway, #3550, Golden, CO 80419-3550 (FAX 271-8744). These comments must be received in our office by the Monday proceeding the scheduled hearing date in order to be included in the case file. In addition, you may appear in person to present testimony to the Board. Your participation in the public hearing process is encouraged.

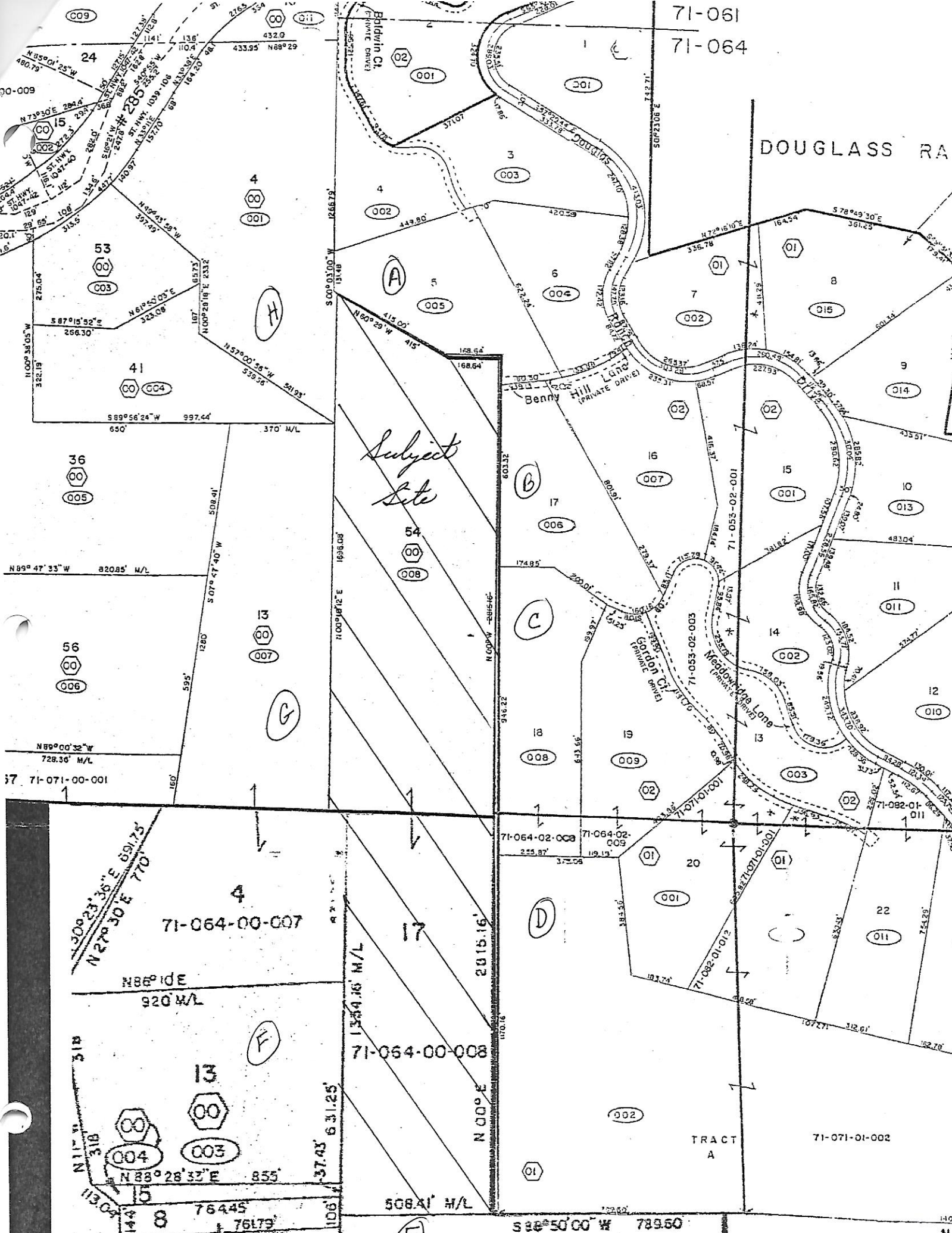
B C D E F G H I J K L M N O P Q R S T U V W X Y

12,800  
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14,160  
15  
16  
17,440  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
15,520  
16,200



A B C D E F G H I J K L M N O P Q R S T U V W X Y  
35,000 R72W 33,000 Map No. 48 32,000 31,000 30,000

Map No. 43



71-061

71-064

DOUGLASS RA

*Subject Site*

TRACT A

71-071-01-002

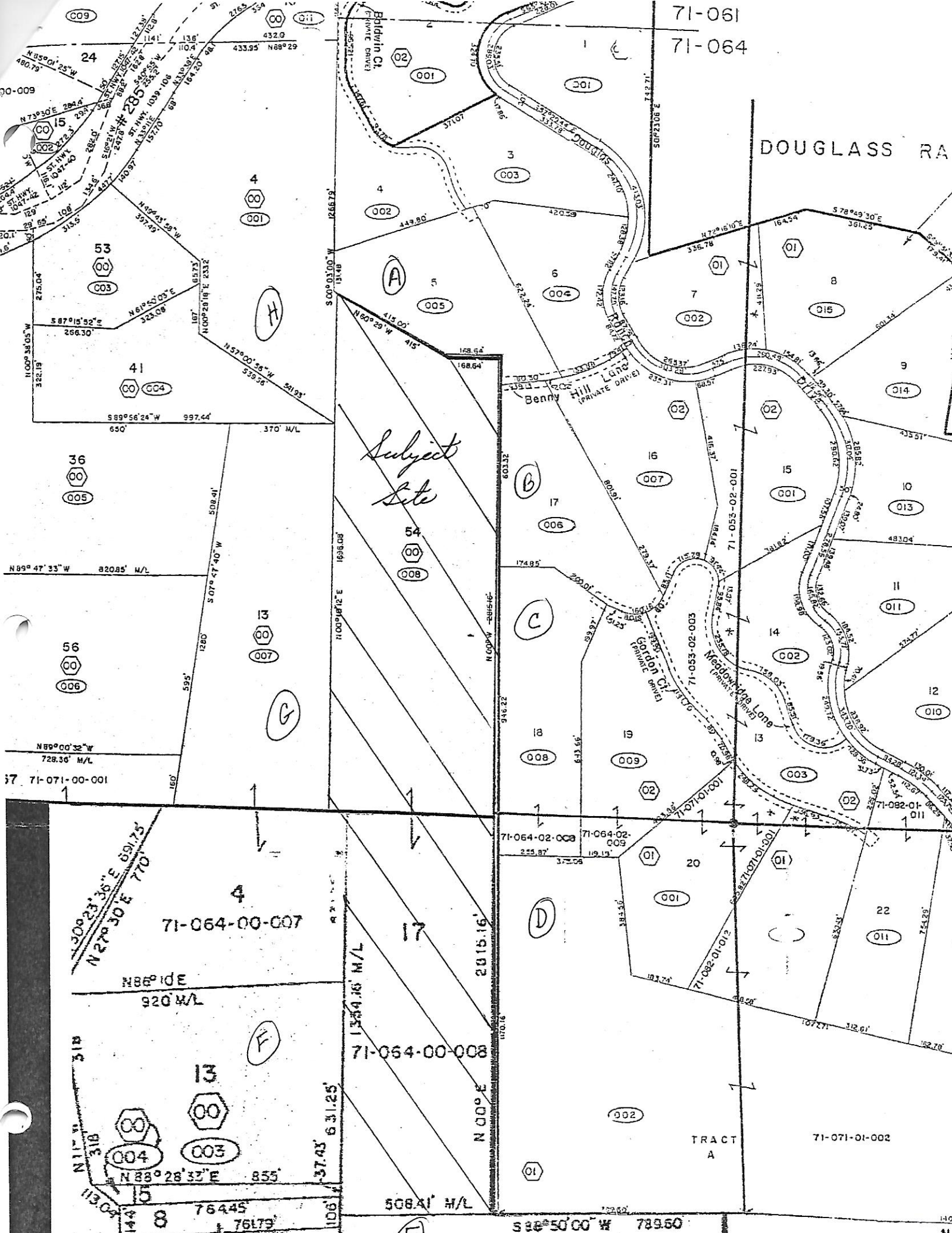
71-064-00-007

71-064-00-008

N88°10'E  
920 M/L

N 00° E  
508.41' M/L

S 48° 50' 00" W 789.60'



File Number: 20021108755  
Filing Fee: \$0.25  
Filed: April 25, 2002 01:54 PM MDT

Entity ID Number: **19891034699**  
Entity Name: **DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION, INC.**

Jurisdiction of Formation: CO

Individual Completing Report: Rusty Thulin

Name of Entity's Registered Agent: WELLS FRED

Street Address of Registered Office: 28000 MEADOW DRIVE STE 108  
EVERGREEN CO 80439

\*PO Box Addr of Registered Office:

Address of Entity's Principal Office: 1725 BLAKE ST 3RD FL  
DENVER CO 80202

\*Entity's Additional Mailing Address:

\*Entity's E-Mail Address: rusty@ytsearch.com

*\*Denotes optional information that is not required by law.  
If no information is displayed for this item, none was reported by the reporting entity.  
All information available to the Secretary of State is displayed above.*

**NOTICE:**

*This "image" is merely a display of information that was filed electronically. It is not an image that was created by optically scanning a paper document. No such paper document was filed. Consequently, no copy of a paper document is available regarding this filing.*

*Questions? Contact the Business Division. For contact information, please visit the Secretary of State's web site.*

## **Easement Timeline**

By Fred Wells

1. Determining ownership – Jerry Oneal of Jefferson County is of the opinion that Jefferson County has no access to Tract A. However they will relinquish their ownership. No legal, no posting, limited hearing notice, no fee. Takes 3 weeks.
2. Need to get a new easement in place – Would require legal expenses. Put a new easement in place, rules of easement in the grant of easement. (Survey, rules & regulations, maintenance schedules to Attorney).
3. Will get the county and DRPOA to clear the existing easement.
4. We can get this done fast tracked and done in 4 to 6 weeks.

**(Or)**

5. Rights under the plat to excavate and enforce our rights to the easement (will have to take to court) Most expensive and 6 to 9 months.
6. Declaratory court judgement, at less, but high expense (entitled to a priority class 3 to 5 months)

**DOUGLASS RANCH HOA  
FUNDING SOLUTIONS FOR ROADS  
FIRST DRAFT--05/06/02**

YEARS

5

10

15

5

10

15

	5	10	15	5	10	15
<b>BEGINNING BALANCE</b>	\$0	\$0	\$0	\$30,000	\$30,000	\$30,000
<b>CPI</b>	3%	3%	3%	3%	3%	3%
<b>RATE OF RETURN</b>	3%	3%	3%	3%	3%	3%
<b>PV ROAD COSTS</b>	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000
<b>FUTURE VALUE ROAD COSTS</b>	\$90,041	\$104,382	\$121,007	\$90,041	\$104,382	\$121,007
<b>HOA-LEVEL FUNDING DEPOSITS</b>	\$16,466	\$8,840	\$6,317	\$10,291	\$5,525	\$3,948
<b>PER LOT (42)-LEVEL ANNUAL COST</b>	\$392	\$210	\$150	\$245	\$132	\$94
<b>HOA-INCREASING FUNDING DEPOSITS AT 3%</b>	\$15,534	\$7,767	\$5,178	\$9,709	\$4,854	\$3,236
<b>PER LOT (42)-ANNUAL COST (3% INCREASE PER LOT)</b>	\$369	\$185	\$123	\$231	\$116	\$77