



# Douglass Ranch Homeowners Association

## Meeting Minutes of the Board of Directors

categories of Insurance, Legal Fees and Professional Fees. We are currently running under-budget.

- ii. A motion to accept the budget as revised was made by Mr. Koth. Seconded by Mr. Sosnowski. The motion passed unanimously.

### b. Elk Creek Fire Department Dinner results

The amount of food at the dinner didn't overwhelm the ECFD attendees. Usually they have plenty. Next year we need to do more calling and more follow-ups. Received a letter from Joyce Shield expressing thank you for the dinner.

## 4. Open or Discussion Items

### a. Covenant Amendment and Design Standards status

The change to the DR Design Standards and CC&R's regarding invisible dog fences was filed at Jeffco on 14 April. An announcement will be made via email and via the DR HOA newsletter. Email is the preferred means to announce this type of change.

### b. DRHOA 9 Governance policies

Reviewed the DR HOA lawyer's draft governance policies for DR HOA. A number of edits were made in keeping with the intent of the current HOA rules. Mr. Koth will contact the lawyer to discuss the edits. Plan is to present the final draft to the Board at the August 11<sup>th</sup> meeting where adoption of the policies by the Board is anticipated.

### c. Shaffers Ranch Development

- Per conversation with Sean Maddon, Jeffco, the developer has not re-submitted plans to Jeffco.
- A drilling rig and survey flags were noted on the property.
- Reviewed map of topology vs property boundaries of land South of US 285 and East of Colorado 126. The land-locked Lewis-owned land of 320 acres needs an access road in order to develop it. The 14 acre strip of land to the East of DR is too rugged for a road to fit within its boundaries. Forcing an easement through Glenelk property might be a solution.
- Side note: DR HOA is registered with Jeffco. As a result, Jeffco should start sending notices of nearby development activity to DR HOA.

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### d. Private road assessment

- Mr. Sosnowski recommends waiting another year on Drake Court maintenance.
- Mr. Koth called Jeffco regarding the condition of Douglass Ranch Drive. Cory Day at Jeffco will look into getting a crew up here this summer.

### e. DR Hospitality committee

- A visit to the new neighbors, the Hagers, was made.
- A question to the Board was relayed by Mr. Koth: Can the Hospitality Committee have a petty cash fund?
  - After some discussion, consensus was an answer of 'yes' – but the committee should submit a plan with an estimated budget. Receipts, submitted to the Treasurer, will be required.

### f. Hite mailbox

No progress on the Hite mailbox was reported by Mr. Koth. Another letter is planned with a June 15<sup>th</sup> deadline.

## 5. New Business Items

### a. Fire Mitigation Presentation

The Elk Creek fire chief wanted to present a fire mitigation presentation on Thursday May 29<sup>th</sup> at 7 pm. Mr. Washburn volunteered to attend with Ms. Festag as backup. The possibility of grants for fire mitigation and beetle kill is an anticipated topic. ECFD is at: <http://www.elkcreekfire.org/>

### b. DR Fire Mitigation Day

Mr. Sickler will look into a bigger chipper or a company that can provide chipping service (for example: Wright Tree Service) or a bigger truck with a locally rented chipper. Candidate dates are June 14<sup>th</sup> or 21<sup>st</sup>. The 21<sup>st</sup> seems to be the more likely date.

### c. County Assessment of DR HOA land

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- Mr. Sickler reports that Jeffco completed an assessment of DR HOA land – zero taxes are due. Mr. Washburn will accept the report and file it.

d. Annual Picnic

The Board agreed to cancel the DR Annual picnic due to poor attendance.

e. Next Newsletter

The next DR newsletter will be in early June. Inputs to Ms. Festag are due by June 5<sup>th</sup>. The newsletter will go out by June 9<sup>th</sup>.

f. Driveway Seal Coat

Mr. Sosnowski will look into organizing a driveway seal coat effort for the neighborhood – outside of the DR Board activities.

g. Recent DR OA Repairs

- Mr. Sosnowski reports that Dan Barth did not submit a bill for the stop sign repair.
- Mr. Sosnowski will followup with another email to ask for a bill. Failing to get a bill, the Board agreed that a gift of \$300 would be appropriate.

### 6. Next Meeting

The next meeting will be on August 11<sup>th</sup> at the home of Ms. Festag.

### 7. Adjournment

A motion to adjourn was made by Mr. Sosnowski and seconded by Ms. Festag. The motion passed unanimously. The meeting was adjourned at 9:55 pm.

Respectfully Submitted,

/s/ tnw

Thomas N. Washburn,

Secretary

Douglass Ranch Property Owners Association

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