

Douglass Ranch Homeowners Association

Annual Meeting Minutes

Annual Meeting Date: Thursday, October 5, 2006

The annual meeting convened at the meeting facility of the Meadow Creek Bed and Breakfast; all the officers were present.

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. Fire Mitigation Lecture** Prior to the call to order, a lecture on fire mitigation and prevention at Douglass Ranch was delivered by Beth Woodward, a member of the Elk Creek Fire Department. A few notable quotes from the lecture: Douglass Ranch is considered to be in an area of moderate fire danger – good for this area. We have that designation because of the water supply (the lake and cistern) and the generally good mitigation around homes. Most important recommendation: Our open spaces need to be made more defensible.
- 2. Call to Order** The meeting was called to order at 7:40 PM by Mr. Koth. Twenty-eight lots were represented at the meeting, four of which were represented by proxies.
- 3. Introductions** The officers were introduced followed by the introduction of new members of the community, John Allen and Castle Gilliland of lot #2.
- 4. Committee Reports** Mr. Koth listed achievements of the past year
 - DR Telephone Directory
 - Firefighter Dinner
 - DR Tax's filed
 - Fire Mitigation Seminar
 - Investigated DR Website
 - Newsletter Published (4)
 - CD consolidation & relocation
 - Covenant Review & Proposal
 - Snow Removal Contract (Ray's Snowplow)
 - Board meetings(5)
 - Annual Picnic (sort of)

Mr. Sickler reviewed specifics of the budget for the previous year, a copy of which is attached.

- 5. Nomination and Election of Board Members** Two board positions are open. Mr. Koth and Mr. Sosnowski have volunteered to run for a second term. There were no further

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nominations from the floor. Mr. Thulin introduced a motion, seconded by Mr. Collier, that Mr. Koth and Mr. Sosnowski be re-elected by acclamation. The motion carried.

- 6. **Annual Picnic** The annual picnic was cancelled this year for lack of interest. General comments from the floor indicated that the membership is interested in continuing this tradition but that it should be held earlier in the summer. The membership will be polled early next year to help determine an appropriate date for the affair.
- 7. **Slash Removal and Chipper Rental** Mr. Koth suggested an DRHOA effort to remove slash from properties during the spring and fall. Various options were proposed by the membership including renting a chipper, chartering a hauler, and chartering a chipping company to do the work. The latter is appealing because it limits the liability of the Association. The membership was generally positive to this proposal. Mr. Koth will further investigate alternatives and report back to the membership by newsletter.
- 8. **CC&R Amendment** The board has recognized that the Association does not presently have a viable policy regarding Electronic/Invisible Fences for Dog Containment. To remedy this deficiency, Mr. Dunn introduced a motion, seconded by Mr. Sosnowski, to include the following amendment to the CC&R.

CC&R Section 8.4 Animals – Amendment

This amendment hereby officially grants the usage of electronic (invisible/buried) dog fences within Douglass Ranch. The electronic dog fence must conform to the Douglass Ranch Design Standards and must be approved for all future installations. Existing installations as of October 5, 2006 (annual meeting) are hereby grand fathered.

Douglass Ranch Design Standards & Construction Regulations, section IV – N: Fences and Screening – Amendment

Electronic (invisible/buried) dog fence layouts are to be submitted for review and approval by the Design Review Board. It is required that the electronic fence line be installed no closer than 50 feet from any public roadway to help prevent possible harassment of passersby by the enclosed dogs.

Considerable discussion ensued on the proposal. Most of the concern related to the 50 foot restriction from public roadways. To ease this concern, Mr. Sosnowski introduced an amendment to the motion to reduce the restriction from 50 feet to 20 feet. It was seconded by Mr. Thulin. The amendment was approved with 20 votes out of 28. The original motion containing the new 20 foot restriction from the edge of any public road was then voted on and passed with 24 votes out of 28. Further discussion following the vote recommended that we insure that the new amendment does not violate the Plat Document for Douglass Ranch. Mr. Dunn indicated he would validate this point. It should be noted that recent changes in state law require a vote of only 51% of members present at a board meeting to amend HOA CC&Rs and bylaws.

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9. **Other New Business** Mr. Bob Brand indicated that many stop signs on the private roads are in a bad state and should be replaced. The board will take this up as an action item.
10. **Elk Creek Sand and Gravel** - Mr. Charles Williams reviewed the site plan for the Elk Creek Sand and Gravel Development. He noted that it is unlikely that anything further can be done now to prevent its development.
11. **Shaffers Ranch Sale** – The board will continue to monitor developments in the Shaffer Ranch Sale and will report to the community in the HOA newsletter.
12. **Adjournment** Following a motion by Mr. Sosnowski, seconded by Ms. Collier, the meeting was adjourned at 9:25 PM

Respectfully Submitted



Thomas P. Sosnowski, Secretary

Douglass Ranch Home Owners' Association
Yearly Comparison as of 09/30/06

Account Balances Comparison

	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>
Checking Account	\$6,422.69	\$9,264.37	\$6,173.36	\$10,759.12	\$10,192.73
Petty Cash	41.20	41.20	41.20	41.20	0.00
Money Market	2,161.38	2,174.31	2,289.92	2,310.64	5,937.40
Design Review	2,261.56	2,275.07	12,249.48	3,293.78	0.00
All CDs (Road Fund)	35,146.80	35,797.23	36,404.24	36,955.73	49,876.52
Total Balances	\$46,033.63	\$49,552.18	\$57,158.20	\$53,360.47	\$66,006.65

Income Comparison

	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>
Dues	\$12,600.00	\$12,600.00	\$12,300.00	\$14,350.00	\$14,700.00
Late Fee	0.00	0.00	0.00	0.00	0.00
Interest:					
Checking	163.27	50.82	55.58	49.63	52.31
Money Market	39.81	12.93	75.01	42.41	311.99
Design Review	41.72	13.51	12.28	20.72	0.00
CD accounts	1,149.41	650.43	607.01	551.49	700.29
Total Income	\$13,994.21	\$13,327.69	\$13,049.88	\$15,014.25	\$15,764.59

Expense Comparison

	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>
Accounting	\$450.00	\$220.00	\$220.00	\$0.00	\$0.00
Bank Charges	0.00	0.00	0.00	0.00	0.00
Block Party	0.00	182.12	150.00	211.76	0.00
Donation	0.00	0.00	0.00	0.00	0.00
Forestry	342.20	0.00	0.00	2,000.00	0.00
Hospitality	321.22	156.61	326.86	192.16	403.87
Insurance	310.00	500.00	500.00	1,050.00	1,175.00
Legal	3,828.29	3,176.75	2,230.10	1,074.35	53.10
Meetings Expense	51.95	0.00	100.00	100.00	119.95
Office Supply	389.61	120.22	0.00	0.00	0.00
Pond Repair	0.00	0.00	0.00	600.00	0.00
Printing/Copying	57.40	202.00	0.00	0.00	0.00
Postage	116.86	67.99	36.00	36.00	47.05
Road Repair/consulting	3,700.00	500.00	9,630.00	0.00	0.00
Snow Removal	1,260.00	2,515.00	1,830.00	3,495.00	600.00
Taxes	149.00	0.00	0.00	0.00	38.00
Water Rights	139.61	168.45	168.45	204.60	232.68
Water Supply (Cistern)	0.00	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00	0.00
Newsletter	0.00	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	58.11	0.00
Field Supplies	0.00	0.00	0.00	0.00	0.00
Total Expenses	\$11,116.14	\$7,809.14	\$15,191.41	\$9,021.98	\$2,669.65