

Douglass Ranch Homeowners Association

Meeting Minutes of the Board of Directors

Meeting Date: May 7, 2007

A board meeting consisting of the following members convened at the home of board member Kay Collier:

Kay Collier	Vice President	303-838-4742	Kay.Collier@Qwest.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. **Call to Order** The meeting was called to order at 7:09 PM by Mr. Koth.
2. **Approval of Minutes** Upon a motion by Mr. Sosnowski, seconded by Mr. Koth, the minutes of the meeting on March 12, 2007 were approved by a unanimous vote.
3. **Firemen’s Dinner** Mr. Koth reported that the Firemen’s Dinner was a huge success and very much appreciated by everyone at the fire house. He expressed his gratitude to all members of the HOA who participated in this affair.
4. **Newsletter** Mr. Koth requested that all board members send contributions to the newsletter to Ms. Collier early in the first week of June for publication latter that week.
5. **Road Repair** Mr. Sosnowski reported significant damage to Drake Court as a result of heavy snowfalls this winter. He will work with Mr. Dunn to secure estimates to repair the damage. The next scheduled road maintenance per the DR road plan is a seal coat in 2008.
6. **Property in Foreclosure** Mr. Sickler reported that Lot 10 is in arrears on dues and is undergoing foreclosure. The board will investigate the necessary legal documents and costs to insure payment of the dues.
7. **Funds Transfer** Mr. Sickler reported that the remaining CD at Peak Bank has been closed and the funds transferred to the money market acct. These funds and the road maintenance contribution for 2006 will be deposited into a new First Bank CD. These transfers have been made to secure a higher interest rate available at First Bank. Mr. Sickler will move the DR checking and Money Market fund to First Bank later in the summer.
8. **Covenant Amendments** An understanding of the necessary actions required to amend the Covenants is ongoing. Mr. Koth and Mr. Dunn are scheduled to meet with the Association lawyer to obtain an update on the process.
9. **Douglass Ranch Pond Maintenance** In a letter to the board late last year, Mr. & Mrs. Lenhart requested financial assistance in maintaining the health and well-being of the

Douglass Ranch Homeowners Association

Meeting Minutes of the Board of Directors

DR Pond. This item is under evaluation; progress will be reported by Mr. Koth at the next meeting.

- 10. Fire Mitigation Day** June 23 has been chosen as the day to rent a chipper to provide HOA residents with an opportunity to rid their property of slash. Notice of this event will be published in the newsletter and a broadcast e-mail. Each property owner will be allotted an hour to use the chipper. If interest in this activity is insufficient to warrant the cost, it will be cancelled.
- 11. Fence Repair** The fence adjacent to the pond was damaged by the snowplowing this winter. Mr. Koth will seek contracts to repair the damage and report progress at the next meeting.
- 12. Next Meeting** The next board meeting is scheduled for 7 PM on August 13 at the home of Board Member Mr. Dunn. All residents are invited to attend.
- 13. Adjournment** At 9:11 PM, a motion was made by Mr. Sosnowski, seconded by Mr. Sickler, to adjourn the meeting. It passed without dissent.

Respectfully Submitted



Thomas P. Sosnowski, Secretary