

DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION

Minutes from the Special Meeting of the Members,
Budget Ratification
Sunday, January 14, 2024

Call to Order: Meeting was called to order at 04:15 p.m. by Veris Simms, DRPOA President

Location: Elk Creek Elementary, 13304 US Highway 285, Pine, CO 80470

Attendance

Board Members Present:

Veris Simms	President	720-220-5631	drpoa.president21@gmail.com
Andréa Swenson	Secretary	612-201-0289	drpoa.secretary2020@gmail.com
Todd Williams	Treasurer	303-287-6255	drpoa.treasurer2020@gmail.com

Board Members Absent:

Anamaria Popescu Vice President (856) 448-3464 drpoa.vicepresident@gmail.com

Association Members Attendance In-Person by Lot

LOT	ASSOCIATION MEMBERS	LOT	ASSOCIATION MEMBERS
03	Paul Graver	20	Susan Festag
5/6	Todd Williams	29	Tandy Martindale
12	Cairon Moore-Simms	30	Carl and Susie Price
13	Charlie Davis	32	Joe Nestegard
15	Wade Hiers	38	Paul Swenson
16	John & Barb Pleva	39	Richard Merrick
18	Mike & Cathy Rheinberger		

DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION

Minutes from the Special Meeting of the Members,
Budget Ratification
Sunday, January 14, 2024

Association Members Represented by Proxy

LOT	ASSOCIATION MEMBERS	PROXYHOLDER(S)
01	Mark & Andrea Ferguson	Randy Jensen
07	Sean & Kelli Jackson	Cairon Moore-Simms
11	Gary & Colleen Jorgensen	Todd Williams / Gail Hite
19	Jane Spooner	Cathy Rheinberger
21	Mark Wallace & Susan Ley	Mike & Cathy Rheinberger
25	Doug & Barb Benning	Randy Jensen
27	Ching-Shyan & Amy Chen	Randy Jensen
31	Michael Lagos	Randy Jensen
36	Troy & Jolece Oughton	Randy Jensen

I. Proof of Notice

- Mailed December 19, 2023, within the required minimum of 10 days prior to the date of meeting.

II. Treasurer's Report I Todd Williams. – Mr. Williams reviewed the budget fully before the assembly and addressed questions.¹

- **Note:** Only one property owner will be sent to a collection agency for unpaid annual dues and for defaulting on the agreed payment plan for the special assessments.
- **An Error Found in the Budget Spreadsheet.** - An error was discovered on the report during the final review process. President Veris Simms suggested reconvening at a later date after the error is corrected for further discussion.
- **Recommendation from the floor was recognized:** A recommendation from the floor was duly recognized by the board members, leading to the decision to form a budget committee. This committee's establishment will be carried out in strict adherence to the DRPOA Covenants. The Members present agreed that if the budget is approved by the committee and then by the board, they would fine with voting by mail-in ballot.
 - Motion I from the Floor:** Randy Jensen moved to allow the budget to be ratified through mail-in ballot.
 - Motion I Seconded:** Carl Price
 - The question on floor to adopt of Motion I, carried out by Voice Vote of “yea” or “nay.”**
 - The yeas have it without objection; Motion I Passed:** Unanimously.

¹ See Budget spreadsheet on page 5.

DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION

Minutes from the Special Meeting of the Members,
Budget Ratification
Sunday, January 14, 2024

Budget Committee – Established by the Board of Directors

- **Motion II:** Todd Williams moved to create a budget committee to assist in the budget review.
- **Motion II Seconded:** Veris Simms
- **Motion II Passed:** Unanimously.

III. Adjournment –

- **Motion II:** Charlie Williams moves to adjourn.
- **Motion II Seconded:** Cairon Moore-Simms
- **Motion II Passed:** Unanimously. Meeting adjourned 5:05 p.m.

Respectfully Submitted,

Andréa Swenson,
DRPOA Secretary

DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION

Minutes from the Special Meeting of the Members,
Budget Ratification
Sunday, January 14, 2024

APPENDIX

BUDGET RATIFICATION

DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION

Minutes from the Special Meeting of the Members,
 Budget Ratification
 Sunday, January 14, 2024

Appendix i.
 2024 Budget Proposal

Douglass Ranch Property Owners' Association				Actuals of		Comments
Income Budget	2024 Budget Proposed		Budget	Actuals	Variance	
		Actual Income	Expense			
Expenses per lot	\$ 642.86		Dues	\$ 80.00	\$ 80.00	Periodic reporting (DORA)
Build Reserve per lot	\$ 357.14		Wix Subscriptions	\$ 220.00	\$ 220.00	Premiums Plan Pro (website platform / 50GB not due until 2026). Domain name, Domain name email, Ascend basic (email communication).
Annual Dues	\$ 42,000.00		Liability Insurance State Farm	\$ 1,300.00	\$ 1,300.00	
Special Assessment	\$ 16,066.67		Professional fees - Attorney	\$ 2,150.00	\$ 2,150.00	
			Income Tax Preparation	\$ 400.00	\$ 400.00	
			Private Road Maintenance	\$ 10,500.00	\$ 10,500.00	
			Administration Expenses	\$ 600.00	\$ 600.00	Rentals, Postage, Printing, Office supplies, Bank fee's.
			Snow Removal	\$ 7,000.00	\$ 7,000.00	
			Water Rights	\$ 300.00	\$ 300.00	
			Stormwater Project	\$ 2,500.00	\$ 2,500.00	
			Projected expenses	\$ 25,050.00	\$ -	\$ 25,050.00
			Contingency	\$ 1,950.00	\$ -	\$ 1,950.00
			Total Expenses	\$ 27,000.00	\$ -	\$ 27,000.00
			Build reserve per Policy IX **	\$ 15,000.00	\$ -	\$ 15,000.00
Total Income - All sources	\$ 58,066.67	\$ -	Ordinary Projected Expenses + Reserve	\$ 42,000.00	\$ -	\$ 42,000.00
	Budget	Actual Income				

**Current Policy/Study requires \$143,000, this will fully fund the reserve in four years

** Special Assessment Payments \$ 16,066.67
 +- - This is the projected amount to be collected from the special assessment for 2024.

Anticipated Savings Balance
 2024 \$ 31,066.67