

DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION

Minutes from the Regular Meeting of the Board of Directors

January 15, 2025

Call to Order: Meeting was called to order at 6:07 p.m. by Wade Hiers, DRPOA President.

Location: Hybrid

Attendance

Board Members Present:

Wade Hiers	President	(512) 986-8351	drpoa.president21@gmail.com
Paul Swenson	Vice President	(612) 247-5646	drpoa.vicepresident@gmail.com
Dan McAtee	Treasurer	(504) 417-2984	drpoa.treasurer2020@gmail.com
Jane Spooner	Secretary	(303) 838-756	drpoa.secretary2020@gmail.com
Matt Adrian	Member at Large	(302) 419-2924	matt.adrian@me.com

Board Members Absent: None.

Others Present: None.

Association Members Present:

Mike and Cathy Rheinberger	Richard Merrick
Barb Pleva	Carl and Susie Price
Tom Washburn	Veris Sims

- I. **Approval of the Agenda** - Wade asked for a motion to approve the agenda. Matt and Dan responded affirmatively, and the agenda was approved by all present members.
 - **Additions to the Agenda** – None.

- II. **Approval of Minutes** – Howard (Wade) confirmed that all members had reviewed the minutes from the December 3rd meeting, Dan motioned to approve them, which was seconded and approved by all members.
 - **Minutes Availability:** Wade mentioned that the approved minutes would be posted on the website and made available to Susie Price after the meeting.

- III. **Report of Officers**
 - **Treasurer’s Report and Budget Discussion.**

DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION

Minutes from the Regular Meeting of the Board of Directors

January 15, 2025

- **Report Presentation:** Dan presented the Treasurer's report, mentioning that the Treasurer and the Budget Committee met on January 7th and had a working board session. They discussed several potential expenses for the year.
- **Potential Expenses:** Dan highlighted two major potential expenses: \$6000 for the repair and rebuild of steps to the common area and \$7000 for an initial study on hardening exit routes from Douglas Ranch, in addition to the shaded fuel break.
- **Bank Balance:** Dan reported the current bank balance as \$111,577.41. The budgeted expenses for the year are set at \$35,658.75.
- **Reserve Study:** Dan mentioned that the desired reserve amount, in case of a catastrophic failure of all assets, is estimated at \$129,000. This includes side roads, culverts, and other assets.
- **POA Fee Adjustment:** Dan stated that the POA fee has been adjusted to \$750 per lot per year. This adjustment is expected to help maintain and manage the community's assets over a four-year outlook.
- **Budget Approval and Community Review:** Dan motioned to accept the budget and expenses, which was seconded and approved by all. The budget will be presented to the community for review and final approval at the meeting on the 30th.
- **Community Presentation:** Dan mentioned that the full budget would be presented to the community for review and questions at the meeting on January 30th. The community will have the opportunity to approve or deny the budget.

IV. Old Business

- **Board Member Terms:** Wade discussed the determination of board member terms, suggesting a discussion among board members to decide who will serve two-year and three-year terms. Jane proposed discussing the terms among the board members, and Dan agreed.
- **Term Determination:** Wade mentioned a suggestion from Aaron Riley at a previous meeting to use chance, such as drawing straws, to decide.
- **Discussion Proposal:** Jane proposed that the board members discuss the terms among themselves to come to an agreement. Dan agreed with this approach.

DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION

Minutes from the Regular Meeting of the Board of Directors

January 15, 2025

- **Preference Expression:** Wade asked if anyone had a preference for a two-year term. Jane volunteered for a two-year term, and Matt mentioned that he might benefit from it but agreed that using chance might be better.
- **Offline Discussion:** Dan suggested taking the discussion offline and deciding as a board during a working session. Howard agreed and mentioned making the announcement at the January 30th meeting.

V. New Business

- **Budget Committee and Community Information:** Dan recommended posting the two PDFs of the budget on the website for community review, excluding the Excel spreadsheet due to personal information. The community will be informed about the budget meeting on the 30th and encouraged to attend.
- **Pine Beetle Management:** Wade and Dan discussed the importance of addressing the pine beetle issue, mentioning the upcoming January 30th meeting with guest speakers from Elk Creek Fire District, Splintered Forest, and the Colorado State Forestry Service. They emphasized the need for community participation.
- **Issue Importance:** Wade and Dan emphasized the importance of addressing the pine beetle issue promptly. They mentioned that the problem has already persisted longer than it should have.
- **Guest Speakers:** Wade announced that the January 30th meeting would feature guest speakers from Elk Creek Fire District, Splintered Forest, and the Colorado State Forestry Service. These speakers will discuss forest management and pest control strategies.
- **Spraying and Pheromones:** Wade explained the benefits of spraying trees and using pheromone packets to manage pine beetle infestations. He mentioned that spraying costs \$25 per tree, and pheromone packets provide a non-toxic alternative to pesticides.
- **Community Participation:** Wade strongly encouraged community members to attend the January 30th meeting to learn about forest management and participate in the budget approval process.
- **Additional Comments:** Dan added that they have used Lamb Tree Services for spraying, which costs \$18 per tree. He also mentioned the importance of spraying between May and June to protect trees from beetle infestations.

DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION

Minutes from the Regular Meeting of the Board of Directors

January 15, 2025

- VI. Next Board Meeting:** Wade proposed the next board meeting to be held on February 26th, which was agreed upon by Dan, Paul, Matt and Jane.
- VII. Follow-up tasks:**
- **Meeting Minutes:** Make the meeting minutes available to Susie after the meeting. (Wade)
 - **Budget Presentation:** Post the two PDFs (expenses vs. expected revenues and four-year outlook) on the website for community review. (Paul)
 - **Proxy Form:** Send out an email to everyone with a proxy form attached for the budget meeting on January 30th. (Paul)
 - **Budget Committee:** Provide the Budget Committee with the bank statements from the prior two years for an independent audit. (Dan)
- VIII. Next Board Meeting:** Set the next board meeting for February 26th. (Wade)
- IX. Adjournment** – Wade motioned to adjourn the meeting at 6:37 pm which was seconded by Paul Swenson, and approved by all members present.

Submitted by,

Jane Spooner,
DRPOA Secretary