



Douglass Ranch News

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From the President

Greetings, Douglass Ranch!

I want to extend a warm welcome to all the new homeowners in Douglass Ranch. I hope to get a chance to meet all of you soon.

In the meantime, I am enclosing the latest updates to our homeowners' directory.

New Board Information

At the annual meeting on October 13, the membership elected five people to our board of directors.

At our first meeting on October 19, the board selected the following offices:

Susan Festag	President
Todd Williams	Vice-President
Carl Price	Treasurer
Barbara Pleva	Secretary
Randy Jensen	Roads & Grounds Chair

We decided that our primary goal is to improve communication with the neighborhood. This will be done mainly through email messages. Our first email update was sent on November 9. If you did not receive it, please let me or Barbara know and we will update our records.

At our second meeting on November 17, we approved minutes from both the annual meeting and our first meeting. If you want copies of these approved minutes, please contact **Barbara Pleva**.

Our next board meeting is set for Monday, January 25 at 6:30 p.m. at Randy Jensen's home.

At our first two meetings, we focused on transition issues and setting priorities. We are now working on projects in three areas – Design Standards & Construction Regulations, a New Website, and Road Plan Updates:

Design Standards and Construction Regulations

We reviewed the proposal that was discussed at the annual meeting and the DR Design Standards & Construction Regulations updates proposed by the Design Review Board. **Rick Koth** joined the board at our November meeting to discuss the proposal.

The board has some concerns about the Design Standards that were filed in October 1995 as Supplementary Covenants and how that affects our ability to change those standards. We plan to meet with our attorney to get guidance as to the best way to proceed. We are in the process of drafting questions for this meeting. We will keep you informed as we have more information.

New Website

Our governing documents are available on our website. Due to the limitations of this website, the documents are in zip files and some members have had trouble accessing these documents. **Tom Washburn** has volunteered to create a new website and he is already working on plans for the new site.

Road Plan Updates

The road plan that was formalized in 2003 to set up a fund to maintain the private roads is now out of date. The plan called for a complete asphalt overlay in 2013. Thanks to regular maintenance, we did not have to incur this large expense. **Randy Jensen** is drafting a new plan that will reflect the latest plans for maintaining our roads in a cost effective manner.

If you have any questions or want more information about the work of the board of directors, please let me or any other board member know.

Happy Holidays to All,

Susan Festag
303-816-1348