



Douglass Ranch News

December 2011
Vol. 40

Message from the Board

The annual meeting of the Douglass Ranch Property Owners Association was held on Tuesday, November 15, 2011, at the Elk Creek Elementary School.

At that meeting, the board distributed information about the DRPOA regulations regarding parking of cars.

In reviewing our governing documents, we found an apparent ambiguity that we want to resolve. Therefore, the board has decided to solicit input from the membership. On December 2 we sent a group e-mail with a questionnaire and information sheet attached. Our goal was to gather your feedback as to what the standard should be and then determine if this desired standard is actually reflected in the controlling legal documents. If it is not, we can move forward with the process of amending our controlling documents.

If you did not receive the e-mail, please contact Susan Festag at 303-816-1348 to update your e-mail address. Copies of the information sheet and questionnaire are included in this mailing.

The deadline for responding to the questionnaire is **Saturday, December 17, 2011**. If you already responded at the annual meeting or via e-mail, there is no need for further action.

Thanks for your help in this matter.

At the annual meeting the membership elected Susan Festag, Lore Genender, and Tom Washburn to new two-year terms on the board of directors. John Alme and Brent Ballard are continuing board members.

Also at the annual meeting, some questions were raised concerning the taxes paid in 2011 on 2010 income.

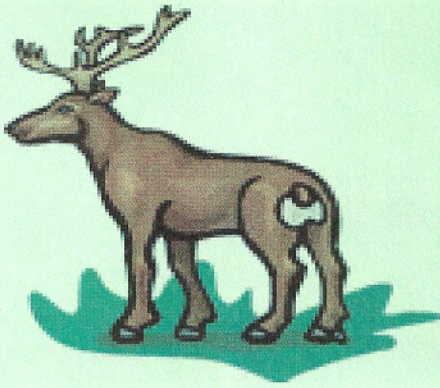
DRPOA is a nonprofit entity that is required to file either a Form 1120-H, U.S. Income Tax Return for Homeowners Associations or Form 1120, U.S. Corporation Income Tax Return, whichever is more advantageous.

Income from members is tax exempt but income from non-members is taxable and this includes interest income. Our accountant calculated and we paid \$235 in federal taxes and \$36 in state taxes for a total of \$271 based on interest income of \$918.

New Officers Selected

At the board meeting on December 6, 2011, the following positions were selected by the board members:

Susan Festag - President
Brent Ballard - Vice President
Lore Genender - Treasurer
Tom Washburn - Secretary
John Alme - Member At Large



2012 Douglass Ranch Calendar of Events

January – Board Meeting, Annual Dues

February – Open

March – Board Meeting, Newsletter

April – Open

May – Elk Creek Fire Department Dinner, Board Meeting

June – Newsletter

July – Open

August – Board Meeting

September – Newsletter

October – DR Annual Meeting

November – Board meeting, Installation of Officers

December – Newsletter

Website

The DRPOA now has a website. The address is:

www.douglassranch.org

This website is a work in progress. You can find a variety of information including some of our governing documents. Due to limitations on the number of documents that can be posted, some documents are combined into zip files.

If you have any problems accessing these documents or have suggestions for the website, please contact Tom Washburn, our webmaster at:

Douglass.RanchPOA@gmail.com

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