

Approved Feb 26, 2018

Douglass Ranch Property Owners Association

Minutes of the Board of Directors

On

Nov 27, 2017

A Douglass Ranch POA Board of Directors meeting was held at Randy Jensen's home on May Long Court.

Attending:

Gary Lenhart	Office TBD	303-517-0406	Gary.Lenhart@plygem.com
Randy Jensen	Office TBD	303-838-5117	jensen5513@gmail.com
Gail Hite	Office TBD	303-618-5072	ghite00@gmail.com
Veris Simms	Office TBD	720-220-5631	vcvcsimms@gmail.com
Aaron Reilly	Office TBD	512-769-6400	aaron@avautomation.com

Absent:

Call to Order:

The meeting was Called to order at 7:40pm

1. Assignment of offices

- a. Each newly elected member gave their brief history as a DR resident and prior service to the community
- b. Each office's responsibilities and expected time commitments discussed
- c. Volunteers for each office were taken as follows:
 - i. President: Gary Lenhart
 - ii. Vice President: Veris Simms
 - iii. Treasurer: Gail Hite
 - iv. Secretary: Aaron Reilly
 - v. Roads and Ground Chairman: Randy Jensen
- d. Approval
 - i. Randy Jensen moved to approve the volunteered positions
 - ii. Gary Lenhart seconded
 - iii. Vote for approval: Unanimous

2. Discussion of business to attend to this year

- a. DRPOA savings
 - i. The current CD yields are below currently available interest rates
 - ii. Randy Jensen moved to relocate the savings to higher yield CDs
 - iii. Gail Hite seconded
 - iv. Vote: Unanimous approval
- b. General budget discussions
 - i. Roadwork budget estimate of \$6,000 was recommended by Randy Jensen to fill cracks, but no major resurfacing is being recommended this year
 - ii. Pond repairs including bentonite and flow fill was estimated to cost \$15,000, and recommended to pursue this year by Randy Jensen and Gary Lenhart

- c. Explanation of the existence of Board Member liability insurance coverage by Randy Jensen
 - d. It was established that the current dues per lot are \$350 annually, and discussed that they have been at that rate for a long time. If we as a POA are going to get more proactive about maintenance and improvement of the neighborhood, then a reasonable increase will need to be discussed at a future board meeting. Tabled.
 - e. Existing fire hydrants need to be inspected
 - i. One at Pond
 - ii. One at cistern
 - f. The existence of commercial equipment and materials on Lot 2 was discussed (trailers, metal goods, etc.)
 - i. Veris Simms to photo the items to send to Jefferson County and get their opinion on the nature of the equipment and materials as it relates to the zoning for Douglass Ranch.
 - g. Restrictive Covenants and Design Standards
 - i. It was discussed that we have been advised by our attorney to split the currently combined DRPOA Restrictive Covenants and Design Review Standards to allow better governance, modification as needed, and resident accountability.
 - ii. Per the current documents, it will require a 2/3 vote of the residents to approve the split.
 - iii. Aaron Reilly moved to seek 2/3 resident written approval to split the documents with no changes to any of the current rules in either to simplify the approval process.
 - iv. Veris Simms seconded
 - v. Vote: unanimous approval
3. Design Review Board
- a. Rick Koth had volunteered to stay on the Design Review board as chairman
 - b. Also voted onto the design review board unanimously by the board
 - i. Randy Jensen
 - ii. Gary Lenhart
 - iii. Aaron Reilly
 - c. The addition of one more Design Review board member who was not on the DR POA Board of Directors was also recommended at a future date to provide an odd number of members to eliminate the possibility of a tie vote on anything. Tabled.
4. Adjournment
- a. Veris Simms moved to adjourn the meeting at 9:30pm
 - b. Gail Hite seconded
 - c. Vote: unanimous approval

Respectfully submitted,
Aaron Reilly
Secretary DR POA