

Douglass Ranch Homeowners Association

Meeting Minutes of the Board of Directors

- d. Lot #2 Design Review for garage addition
 - i. A discussion of the pro's and con's of the addition. Mr. Sosnowski moved that that the Board approve the judgment of the Design Review committee. (The Design Review committee approved the garage addition plans with conditions regarding a construction deposit.) Ms. Festag seconded. The motion passed unanimously.
 - ii. Mr. Sosnowski will review the DRPOA CC&R's for any discussion of size-of-garage restrictions.

3. Open or Discussion Items

- a. Covenant Amendment and Design Standards status
 - i. Recent actions were noted:
 - 1. Mr. Koth sent letter to mortgage holders on February 4th regarding the amendment. Three letters were returned as 'non-deliverable'.
 - 2. Mr. Washburn placed a legal advertisement in the High Timber Times which ran on 2/28 and 3/6.
 - ii. Next step will be to file a Change Notice with the Jefferson County Clerk & Recorder by April 16th. Mr. Koth will pursue this action item.
- b. DRHOA 8 Governance policies
 - i. Consensus was that the Board needed to complete an update of the DR POA's governing documents in accordance with SB 2005-100 and 2006-089. Too much time had elapsed with little progress to show.

Mr. Sosnowski moved that the board retain the POA's current lawyer to draft HOA rules in accordance with SB 2005-100 and 2006-089. Ms. Festag seconded. The motion passed unanimously.

The DR POA's current law firm is Lansky, Weigler & Porter, P.C., 1401 17th St., Suite 560, Denver. Kimberly Porter is the attorney handling DR POA affairs.
- c. Shaffers Ranch Development
 - i. Mr. Koth noted that Nancy York at Jefferson County is managing master plan for the Shaffers Crossing Ranch development. Sean Madden is managing the Shaffers Ranch Road grading plan.

