

**Douglass Ranch Property Owners Association
Board Meeting Minutes
March 16, 2000**

Meeting called to order at 7:10 at Kevin Moats's home with all members present.

Minutes for 2-16-2000 approved with the correction of a spelling error and the attaching of the forest management budget.

Water

Bob, along with water committee members, are going to have a discussion with a state water engineer and attorney about water issues.

Roads

Roger N. Venables, P.E, a consulting Civil Engineer, addressed the board about the roads. Roger is a retired engineer with 40+ years of experience as a land development engineer. He also has over 23 years experience in residential developments in the mountains. He's developed more than 3000 lots in the mountains.

As a friend of Dick McAtee, Roger offered to do an appraisal of the Douglas Ranch roads for the Board. He reports that the roads are in very good shape overall; Baldwin CT has one spot that needs to be torn up and replaced. A couple utility trenches may need some fill. The cracks are also in need of sealing. He strongly recommended that this be done on a 2-year cycle. Since it has been 2 years that this was last done, it should occur again this summer.

Roger recommend that we then plan for heavier maintenance, which he felt, wouldn't occur for approximately 5 to 8 years. This maintenance should consist of a Chip seal - which is a tar layer covered with a layer of small rock. He stated that this treatment on hwy 285 would produce a 2 year increase in the life expectancy and most likely produce an increase life of about 10 years beyond the chip seal for this development. The cost of the chip seal should be on the order of 1/2 the cost of a complete overlay.

When asked about the erosion, Roger stated that he had not noted any items that needed to be taken care of on his inspection of the asphalt.

Larry has obtained a figure of approximately \$150,000 to bring the private roads up to county specifications. This would allow the development to turn all road items over to the county. This would also involve having the homeowners along the private roads deeding land to the county.

Mike Rheinberger's Letter to the board was discussed. Discussion on Douglass Ranch road maintaince followed with no conclusions. A discussion continued into donations for area organizations. Gary will do an article for the next newsletter asking for input as to what organizations should be supported by DRHA.

Info about the Jefferson County Mediation Service will be included in the next newsletter. It is the boards wish that this service can be used in Owner vs Owner disputes. This is a free program provided by Jefferson County.

Minutes of the last meeting on 1-12-2000 were approved.

Bob will produce a traveling notebook for each board member to be passed on at the annual meeting with minutes of all previous board meetings. This will allow all board members to have the history of what has occurred in the past.

Submitted by Bob Brand 3-8-2000

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The financial report was given.

1. 3 lot still haven't paid 2000 dues
2. 1999 taxes filed on 3-14-2000
 - Federal \$298.00
 - State \$47.00
3. CD's are coming due and a discussion on how to invest this money was held.

The budget for 2000 was discussed and we felt as if we needed more information on the cost of Road repairs, which is coming. The Board will meet again during the last week of this month to put together a 2000 budget and form final direction on what to do with the CD moneys that need to be reinvested.

Bob will use Gary's proposed budget items to put together a projected 5-year budget, allowing for inflation, and taking into consideration the projected road cost.

Meeting adjourned.

3/16/00

(2)

Robert Brand
13745 May Long CT
Pine, CO 80470
March 29, 2000

Robert Venables P.E.
P.O. Box 53
Pine, Colorado 80470

Dear Robert:

The behalf of the homeowners of Douglas Ranch, the Board of Directors would like to express our sincere thanks. We greatly appreciated the time and effort you extended to us in examining our roads. We would also like to thank you for the valuable information, which you shared with us at our recent meeting.

Thanks again.

Sincerely,

Robert Brand
Board Secretary

cc:

Ted Bendelow
Larry Hall
Gary Jorgensen
Kevin Moats
Dick McAtee

INCOME / EXPENSE STATEMENT as of 03/14/00

<u>INCOME</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>TOTAL</u>
Initial Investment	1,253.08							1,253.08
Dues 1994	750.00							750.00
Dues 1995	10,005.00	2,400.00						12,405.00
Dues 1996		7,800.00	4,800.00					12,600.00
Dues 1997			5,700.00	6,900.00				12,600.00
Dues 1998				1,200.00	11,400.00			12,600.00
Dues 1999					1,800.00	10,800.00		12,600.00
Dues 2000						3,000.00	8,400.00	11,400.00
Late dues fees		182.00		167.25	30.00	45.00	24.00	448.25
Interest - Bank	38.56	244.91	247.11	302.44	295.46	169.73	39.48	1,337.69
Interest - Schwab 1		282.00	532.00	107.79				921.79
Interest - Bank CD				350.96	391.79	924.53		1,667.28
Architect design review deposit						1,125.00	262.50	1,387.50
TOTAL INCOME	<u>12,046.64</u>	<u>10,908.91</u>	<u>11,279.11</u>	<u>9,028.44</u>	<u>13,917.25</u>	<u>16,064.26</u>	<u>8,725.98</u>	<u>81,970.59</u>
<u>EXPENSE - Recurring</u>								
Annual meetings	178.78	14.00	41.80	21.00	0	71.00		326.58
Semi-annual meeting			14.00	164.00				178.00
Attorney	303.00	131.50	200.00	678.50	1,787.50	930.00		3,305.50
Attorney refund					(725.00)			
Block party		30.36			48.85	222.20		301.41
Donation		125.00		200.00	200.00	400.00		925.00
Flowers		52.77		75.00		37.84	15.99	181.60
Insurance	1,354.00	545.00	385.00	386.00	386.00	309.00		3,205.00
Insurance refund			(160.00)					
Newsletter		77.57	107.91	96.03	76.37	108.09		465.97
Copying	30.28	43.98	3.60		9.00	43.85		130.71
Postage	52.63	64.15	19.77	10.80	12.80	48.11		208.26
PO Box rental	13.25	13.00	13.00	20.00	20.00	24.00		103.25
Snow removal	450.00	1,939.50	1,286.25	2,710.00	3,195.00	1,657.50	1,010.00	12,248.25
Taxes		868.10	126.00	244.00	246.00	261.00	345.00	1,100.47
Taxes refund			(989.63)					
Water rights		168.38	128.38	130.38	130.38	139.61	20.00	717.13
Architect design review							1,263.75	1,263.75
<u>EXPENSE - Non-Recurring</u>								
Advertising			24.65					24.65
Bank fees		30.00			0.65	30.68	15.85	77.18
Schwab 1 fees				13.79				13.79
Recording fees		215.75						215.75
Field supplies		38.03		95.37				133.40
Signs		187.00	20.47					207.47
Office supplies	82.44	38.20	10.77					131.41
Telephone		2.42						2.42
Road repair		550.00		2,200.00				2,750.00
Professional fees					380.98		400.00	780.98
Cistern			7,634.05	30.04				7,664.09
Pond		1,684.32	1,316.80					2,432.37
Pond refund				(568.75)				
Pine Beetle Control						2,705.25		2,705.25
TOTAL EXPENSE	<u>2,464.38</u>	<u>6,819.03</u>	<u>10,182.82</u>	<u>6,506.16</u>	<u>5,768.53</u>	<u>6,988.13</u>	<u>3,070.59</u>	<u>41,799.64</u>
NET PROCEEDS	<u>9,582.26</u>	<u>4,089.88</u>	<u>1,096.29</u>	<u>2,522.28</u>	<u>8,148.72</u>	<u>9,076.13</u>	<u>5,655.39</u>	<u>40,170.95</u>
Checking Account	9,491.36	7,190.83	7,705.02	6,687.96	8,535.61	8,627.09	14,207.22	
Petty Cash	79.06	107.26	95.29	78.09	61.07	121.19	196.45	
Schwab 1 Account		6,282.00	6,814.00	0.00	0.00			
Certificate of deposit				10,350.96	16,742.75	25,667.28	25,667.28	
Design Review Acct	4,011.84	92.05	6,154.12	6,173.70	4,100.00	4,100.00	4,100.00	
Less acct payable	(4,000.00)	0.00	(6,000.00)	(6,000.00)	(4,000.00)	(4,000.00)	(4,000.00)	
TOTAL ASSETS	<u>9,582.26</u>	<u>13,672.14</u>	<u>14,768.43</u>	<u>17,290.71</u>	<u>25,439.43</u>	<u>34,515.56</u>	<u>40,170.95</u>	

Financial

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Meeting adjourned.

Hospitality Committee

The first meeting of the Hospitality committee was held in February. The priorities of the Welcoming committee are to welcome new residents with a gift basket containing local information such as maps, directories, newsletter, Chamber of Commerce packets, etc.

The committee has started to acknowledge family events in our community with cards and flowers. Please contact any member with information concerning births, illnesses or any other event that our community may be able to help with.

The annual community picnic will be held on Sunday, August 27th at 2:00 p.m. at the Hall's. As in the past, the association will provide the main dish and neighbors are asked to bring a side dish to share with all. Please contact Debra Hall with your RSVP and side dish.

Newsbits:

We would like to thank everyone who allowed us to keep our older dog, Sargy. We were able to take some extra time with him and enjoy his final six months. He passed away in his sleep earlier this month. Thank you. The Genenders

Congratulations to Ted Bendelow's daughter, Tiffany, who graduated Conifer High School and will be attending the University of Denver in the fall.

Best wishes to the Collier's daughter who was recently married.

Congratulations to Laura and Tracy Ebert for their recent college graduation.

The Committee members are:

Debra Hall, chairwoman	838-0844	Leigh Ebert, secretary	838-2719
Colleen Jorgensen	838-7952	Bonnie McAtee	838-2876
Nancy Miller	838-8334	Diance Moats	838-7890
Lore Nissly	838-9494		