

**MINUTES  
OF  
DOUGLASS RANCH HOMEOWNERS ASSOCIATION**

**September 13, 2000**

The Minutes of the prior meeting were approved with one change and will be inserted in the Minute Book with that change.

The meeting was attended by all Board Members. First item on the agenda was brought up<sup>BY</sup> the President in relation to the second item on the agenda. The President informed the members of the Board that pursuant to Article XIII of the Bylaws, the Board of Directors has the "sole power to make, amend and repeal the Bylaws of the Association at any regular meeting of the Board . . ." The President informed the Board that in reviewing the Bylaws he learned that there is a provision in the Bylaws for the removal of officers, specifically Article VII, Section 2, but that the Bylaws are silent regarding the removal of directors. Accordingly, the President proposed the following amendment to Article VII to following existing Section 2:

MOTION, Removal of Directors: Upon a majority vote of the Members of the Board in office a director may be removed, either with or without cause and a successor elected at any regular meeting of the Board or any special meeting of the Board called for that purpose. A director elected to fill such a vacancy shall be elected for the unexpired portion of the term for the director that is removed.

On discussion of the motion, it was pointed out by Bob Brand that the language regarding the removal is somewhat inconsistent with the language concerning the removal of an officers, and the motion was corrected, to provide "upon an affirmative vote of the majority of the Members of the Board then in office . . ." Gary Jorgensen moved to amend the Motion to require that the action needed to be based on cause, thus the language was changed in the second line to read "director may be removed, with cause and a successor elected . . ." Through the course of the discussion it was clarified that such a motion would require a majority of the Members of the Board then in office that is total Board participation, not a proxy or majority of a quorum. After further discussion, a further amendment was suggested by Larry Hall to require that a notice be sent by certified mail to the Board member whose removal is contemplated. That amendment was adopted unanimously.

Following the various clarifications and amendments, the following Motion was duly made and seconded and adopted on a 4-0-1 vote with Bob Brand obtaining:

*ABSTAINING*

Removal of Directors: upon an affirmative vote of a majority of the Members of the Board then in office, a director may be removed, with cause, and a successor elected at a regular meeting of the Board or at a special meeting of the Board called for that purpose and a Director elected to fill such a vacancy shall be elected for the unexpired portion of the term of the Director that is removed.

Notice of the intent of the Board to consider removal of a Director shall be sent by certified mail to the Director whose removal is proposed, at least ten days before the Board meeting at which the action is proposed to be taken.

Bob Brand moved to remove Larry Hall from the Board of Directors pursuant to the just adopted Motion. That Motion died for lack of a second.

A Motion was made by Ted Bendelow to remove Bob Brand from the Board pursuant to the just adopted Motion. The Motion was seconded. Discussion ensued involving all Board Members, including Mr. Brand. The discussion lasted for approximately one hour. On completion of the discussion, the Board voted by a 4-1 vote, Bob Brand voting negatively, to adopt the Motion to remove Bob Brand from the Board. Mr. Brand then left the meeting. The Board then voted unanimously to appointed Lori Genender to fill the unexpired portion of Mr. Brand's position, which will be until the Board Meeting in the fall of 2001.

The Board then discussed a letter from Jane Spooner which in turn recommended discussion with Dave Bokel concerning snow plowing. Larry is to contact Mr. Bokel and resolve the issue of snow plow contractor for the winter of 2000 and 2001, by the annual Board Meeting.

The Board then discussed and set the agenda for the annual meeting which is scheduled for September 20 at 6:45 p.m.

The President was directed to research the issue of who has the authority to make decisions regarding the amount of the assessments so that is clear as the general members discuss the issue at the annual Board Meeting. He did so following the meeting, confirmed that the Bylaws provide that the Board has such authority (Article VI, Section 4(e)).

Dick McAtee brought to the Board's attention a drainage problem concerning lot 6. The water committee was directed to investigate the nature of the problem and an appropriate solution. The design review committee was directed to check the plat to determine the ownership of the water structure in question and Dick McAtee was directed to secure bids from potential contractors to fix the problem.

There being no further business, the meeting was adjourned at approximately 10:45 p.m.

**INCOME / EXPENSE STATEMENT**

as of 09/13/00

<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	9,600.00	12,600.00
Late dues fees		182.00		167.25	30.00	45.00	61.50	485.75
Interest - Bank Checking	38.56	244.91	247.11	302.44	295.46	169.73	91.14	1,389.35
Interest - Schwab/Money Market		282.00	532.00	107.79			91.98	1,013.77
Interest - Bank CD				350.96	391.79	924.53		1,667.28
Architect design review deposit						1,125.00	1,847.50	2,972.50
<b>TOTAL INCOME</b>	<b><u>12,046.64</u></b>	<b><u>10,908.91</u></b>	<b><u>11,279.11</u></b>	<b><u>9,028.44</u></b>	<b><u>13,917.25</u></b>	<b><u>16,064.26</u></b>	<b><u>11,692.12</u></b>	<b><u>84,936.73</u></b>
<b><u>EXPENSE - Recurring</u></b>								
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	268.63	570.04
Donation		125.00		200.00	200.00	400.00	400.00	1,325.00
Flowers		52.77		75.00		37.84	99.43	265.04
Insurance	1,354.00	545.00	385.00	386.00	386.00	309.00	309.00	3,514.00
Insurance refund			(160.00)					
Newsletter		77.57	107.91	96.03	76.37	108.09	352.50	818.47
Copying	30.28	43.98	3.60		9.00	43.85	173.00	303.71
Postage	52.63	64.15	19.77	10.80	12.80	48.11	16.61	224.87
PO Box rental	13.25	13.00	13.00	20.00	20.00	24.00	24.00	127.25
Snow removal	450.00	1,939.50	1,286.25	2,710.00	3,195.00	1,657.50	1,675.00	12,913.25
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	159.61	856.74
Architect design review							3,138.75	3,138.75
<b><u>EXPENSE - Non-Recurring</u></b>								
Advertising			24.65				34.60	59.25
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			69.67	203.07
Signs		187.00	20.47				39.09	246.56
Office supplies	82.44	38.20	10.77				168.02	299.43
Telephone		2.42						2.42
Road repair		550.00		2,200.00			1,465.00	4,215.00
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	275.00	2,980.25
<b>TOTAL EXPENSE</b>	<b><u>2,464.38</u></b>	<b><u>6,819.03</u></b>	<b><u>10,182.82</u></b>	<b><u>6,506.16</u></b>	<b><u>5,768.53</u></b>	<b><u>6,988.13</u></b>	<b><u>9,428.76</u></b>	<b><u>48,157.81</u></b>
<b>NET PROCEEDS</b>	<b><u>9,582.26</u></b>	<b><u>4,089.88</u></b>	<b><u>1,096.29</u></b>	<b><u>2,522.28</u></b>	<b><u>8,148.72</u></b>	<b><u>9,076.13</u></b>	<b><u>2,263.36</u></b>	<b><u>36,778.92</u></b>
Checking Account	9,491.36	7,190.83	7,705.02	6,887.96	8,535.61	8,627.09	1,347.48	
Petty Cash	79.06	107.26	95.29	78.09	61.07	121.19	66.20	
Schwab / Money Market		6,282.00	6,814.00	0.00	0.00		5,022.41	
Certificate of deposit				10,350.96	16,742.75	25,667.28	30,242.83	
Design Review Acct.	4,011.84	92.05	6,154.12	6,173.70	4,100.00	4,100.00	6,100.00	
Less acct payable	(4,000.00)	0.00	(6,000.00)	(6,000.00)	(4,000.00)	(4,000.00)	(6,000.00)	
<b>TOTAL ASSETS</b>	<b>9,582.26</b>	<b>13,672.14</b>	<b>14,768.43</b>	<b>17,290.71</b>	<b>25,439.43</b>	<b>34,515.56</b>	<b>36,778.92</b>	

## DRPOA Proposed Budget for 2000

Board / Committee	~Spent (\$)	Proposed Budget (\$)	Contingency	
			Budget (\$)	Notes
Board of Directors	1547.01	1500.00	1000.00	Depends on legal fees
Design Review	166.25	300.00	0.00	
Forest Management	158.48	296.00	182.00	Jeffco weed grant proposal pending
Pine Beetle	275.00	50.00	600.00	Trees on common area?
Roads and Erosion	3179.09	4000.00	1000.00	Depends on amount of snow and paving
Water and Septic	159.61	2500.00	0.00	Depends on legal fees
Covenants Review	36.45	300.00	200.00	Depends on legal fees
Hospitality and Welcoming	934.37	755.00	0.00	
<b>TOTAL</b>	<b>6456.26</b>	<b>9701.00</b>	<b>2982.00</b>	<b>12683.00</b>

## Proposed DRPOA 5-Year Budget

	Year	1	2	3	4	5
Budget in inflated \$	2000	2001	2002	2003	2004	2005
Board of Directors	1,500	1,545	1,591	1,639	1,688	1,739
Design Review	300	309	318	328	338	348
Forest Management	296	492	507	522	538	554
Pine Beetle	50	52	53	55	56	58
Roads	4,000	2,060	4,244	2,185	33,765	2,319
Water	2,500	206	212	219	225	232
Covenants Review	300	0	0	0	0	0
Hospitality	755	778	801	825	850	875
Contingency	2,982	2,472	2,334	2,185	2,251	2,319
<b>TOTAL</b>	<b>\$12,683</b>	<b>\$ 7,913</b>	<b>\$10,061</b>	<b>\$ 7,958</b>	<b>\$39,711</b>	<b>\$ 8,443</b>