

Douglass Ranch Property Owners Association

Meeting Minutes

January 9, 2003

Present: Gail Hite, Greg Wambolt , Colleen Jorgensen, Rusty Thulin guests Bud Moore and Jane Spooner

Absent: RJ Silber

Meeting began with a presentation on Pine Meadows development by Bud Moore. The development has 1350 acres total with 850 acres of open space. It includes an equestrian center, paved roads, natural gas, and 76 building sites.

Mr. Moore requested a letter of support from our association.

Rusty will produce an executive summary and ask board for a decision regarding a letter of support.

Committee Reports:

Roads

- Greg has focused on gathering a true present value and future obligations on road costs. He will coordinate these costs with the current growth rate of current or the homeowners assets.
- We are investigating the use of a unified Trash service to make up the difference in costs for possible increased road expenses.
- We are investigating the cost of 1-inch plow on steep spots.
- Treasury
- The accounts at Peek National bank are ready for signatures from the new board members.

Hospitality

- Get any information for the newsletter to Rusty
- Water
- We need to follow up on the final document and to amend the covenants.
- It was found that the 2nd pond is not part of the augmentation plan. Some water rights issues need to be addressed. Before proceeding with building the silt-pond.

Old Business

The board received response from the law firm on the resolution concerning the county on easement on lot 19.

New Business

The Bed and Breakfast has requested re-zoning support for spa. The board requested a presentation be made at the next meeting

Next meeting Thursday February 13th, 2003 7:00pm Colleen's House

Meeting adjourned at 9:02 pm