

**MINUTES OF THE
DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION
SEMI-ANNUAL MEETING - MARCH 13, 1997**

The semi-annual meeting of the Douglass Ranch Property Owners Association was held on March 13, 1997, at 7:00 p.m. at the Elk Creek Elementary school. All Board Members were present. Thirteen members (which includes Board Members) were present, representing nine lots.

Call to Order. The meeting was called to order by Dick McAtee, President.

Items Discussed

1. **Fire Cistern** - Dick McAtee reported that the Elk Creek Fire Dept. has completely filled the cistern and it is holding water. Ideas were entertained as to how to keep people from using the area as a turnaround.
2. **Maintenance** - Possible projects for this summer include sealing cracks on private roads with hot tar and erosion control along private roads.
3. **Financial Report** - Mike Rheinberger presented the financial report (See quarterly report on previous page). A donation of \$200.00 was made to the Elk Creek Fire Dept.

Guest Speaker - Stephen Groome A presentation, was made by Stephen Groome, the Association's legal counsel. A question and answer period followed. Mr. Groome informed the members that by purchasing property in Douglass Ranch you are subject to the Covenants. It is the Board of Directors job to enforce the Covenants. The Covenants must be uniformly enforced in a consistent manner. Selective enforcement is wrong and can't be done legally. Since the Association is a business documentation is extremely important. Minutes of meetings, copies of all correspondence with members are critical. If action must be taken by the Board it is important to show reasonable judgement was exercised. Documentation demonstrates that the Board has acted reasonably. Mr. Groome closed his presentation by stating that the Covenants bring higher property values and that if the board does not enforce them they open themselves up to a lawsuit for loss of property values.

Meeting Adjourned The meeting was adjourned at 8:35 p.m.