

5/31/00

**MINUTES OF THE  
REGULAR MEETING – BOARD OF DIRECTORS  
DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION  
MAY 31, 2000**

A regular meeting of the Board of Directors was held on May 31, 2000 at 7:00 PM at Ted Bendelow's home. Present were Ted Bendelow, Gary Jorgensen, and Larry Hall

**Newsletter**

The status of the newsletter was discussed. It was originally scheduled to be out in early April. Ted will contact Lore Nissly (the editor of the newsletter) to try to get it published.

**Financial**

A bill from Arrow Mesa was received from Larry Hall for the final snowplowing of the season. A check was written to cover this bill. Gary Jorgensen mentioned that dues for lot #15 still have not been paid (all other dues have been collected). It was agreed one final attempt would be made to obtain payment from Dan Barth (the builder). Subsequent failure to receive dues (with appropriate late fees) will be turned over to the Association's lawyer (Fred Wells) for issuance of a demand letter for notice of payment plus legal fees.

**Other**

Personality problems that continue to hamper progress and congeniality amongst the board members was discussed.

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

	A	B	C	D	E	F	G
	2000 Budget	2000	2001	2002	2003	2004	2005
2							
3	Budget in todays \$						
4	Board of Directors	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
5	Desgin Review	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300
6	Forest Management	\$ 478	\$ 478	\$ 478	\$ 478	\$ 478	\$ 478
7	Pine Beetle	\$ 600	\$ 350	\$ 200	\$ 50	\$ 50	\$ 50
8	Roads	\$ 4,000	\$ 2,000	\$ 4,000	\$ 2,000	\$ 30,000	\$ 2,000
9	Water	\$ 1,500	\$ 1,500	\$ 200	\$ 200	\$ 200	\$ 200
10	Covenants Review	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -
11	Hospitality	\$ 755	\$ 755	\$ 755	\$ 755	\$ 755	\$ 755
12	Contingency	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
13							
14	Total	\$ 12,133	\$ 8,383	\$ 8,933	\$ 6,783	\$ 34,783	\$ 6,783
15							
16		Inflation	3.00%				
17		Year	1	2	3	4	5
18	Budget in inflated \$						
19	Board of Directors	\$ 2,000	\$ 2,060	\$ 2,122	\$ 2,185	\$ 2,251	\$ 2,319
20	Desgin Review	\$ 300	\$ 309	\$ 318	\$ 328	\$ 338	\$ 348
21	Forest Management	\$ 478	\$ 492	\$ 507	\$ 522	\$ 538	\$ 554
22	Pine Beetle	\$ 600	\$ 361	\$ 212	\$ 55	\$ 56	\$ 58
23	Roads	\$ 4,000	\$ 2,060	\$ 4,244	\$ 2,185	\$ 33,765	\$ 2,319
24	Water	\$ 1,500	\$ 1,545	\$ 212	\$ 219	\$ 225	\$ 232
25	Covenants Review	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -
26	Hospitality	\$ 755	\$ 778	\$ 801	\$ 825	\$ 850	\$ 875
27	Contingency	\$ 1,000	\$ 1,030	\$ 1,061	\$ 1,093	\$ 1,126	\$ 1,159
28							
29	Total	\$ 12,133	\$ 8,634	\$ 9,477	\$ 7,412	\$ 39,149	\$ 7,863
30							
31	Income Dues Per Lot - 42	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300
32		\$ 12,600	\$ 12,600	\$ 12,600	\$ 12,600	\$ 12,600	\$ 12,600
33	Dues Income - Projected Budget	\$ 467	\$ 3,966	\$ 3,123	\$ 5,188	\$ (26,549)	\$ 4,737
34	Average Overage * See Note	\$ 3,496					
35	Interest on Res						
36	4.00%	\$ 1,372	\$ 1,445	\$ 1,662	\$ 1,853	\$ 2,135	\$ 1,158
37	Projected Cash Yr End 12-31-99						
38	\$	34,294	\$ 36,133	\$ 41,544	\$ 46,329	\$ 53,370	\$ 28,956
39							
40							
41	Year of Full Overlay	2015	Dues	Interest			
42	Total of projected reserves	\$ 81,797	\$ 34,960	\$ 11,986			
43							
44	Current \$ Amount for overlay	\$ 50,000					
45	Inflation adj amount	\$ 77,898					
46							
47	Short Fall For Overlay	\$ (3,899)	() indicates surplus				
48	Required Res per year	\$ (390)	() indicates surplus				
49	Over on This projection	\$ 3,886					
50	*Note: Avg in line 33 =avg of 2000,01,02,03,05						

33 = 32 - 29

38b = 36b + 38a + 33b

2000 budget