

Minutes of the Annual Meeting of the DRPOA
September 20, 2000

The regular annual meeting of the Douglass Ranch Property Owners Association (DRPOA) was held on September 20, 2000 at the Elk Creek Elementary School.

1. Resigning Board President Ted Bendelow called the meeting to order at 6:45 p.m.
2. Sargent Mike Julian from the police department introduced the Neighborhood Watch Program. After discussion, majority voted for this, there was no one against.
3. Ted went over plan for how the meeting will run - timed by a stopwatch.
4. Ted introduced self and thanked the committees for their accomplishments during the year and Wayne and Peter for making the signs visible again.
5. Everyone introduced themselves including new members.
6. Went over list of additional items.
7. Minutes from last year were adopted and approved.
8. Went over financials:
 - Handouts were passed out regarding committee proposal vs. actual. Very close or under on budget.
 - 5-year projection was presented with a 4-year chip assessment.
 - A review of the books was completed this year.
 - Diane Brand brought up cost of the newsletter and the block party. She made recommendations on changing to 2-sided printing and having a potluck picnic since not everyone can attend.
 - Dick McAtee pointed out it was 2% of income.
9. Discussed the amount of the annual dues and possibly dropping the amount to \$150. Pointed out that \$300 per year was based on a \$100,000 expenditure for the roads and that we would probably not have that high of an expenditure depending on what was done to the roads and when. John Alme recommended separating the issue of the roads from everything else. Dick McAtee went over a spreadsheet he had on the budget including reoccurring expenses. Gary Jorgensen brought up some tax issues - we pay 35% taxes on our income/interest earnings, according to the IRS dues have to be 1.5 times what you earn (interest). A model for changing dues with costs was presented. It was decided that the Board would determine a 5-year plan.
10. Roads discussion - what would be done, when and existing estimates. The recommendation was made to convert the roads to county maintained roads. Larry Hall went over some of the reasons why it could not be converted to county roads and what we would have to do to change the conditions. There was additional discussion about the plow equipment, garbage trucks and construction equipment.
11. Ted brought up the pond and the issue of a retention pond.
12. Ted Bendelow is the liaison for HOME and Douglass Ranch. He informed us they have \$37k in the bank, the land for the facility backs up to our development, the first attorney fee was \$9k and subdivisions are donating between \$1-5k. The association decided to donate \$2k to HOME.
13. Discussion regarding the change to the By Laws by the Board enabling them to remove a member for cause went to a vote and was approved by the Association. Change and resulting removal remain unchanged.
14. There was a discussion about the editing of the newsletter. The reason was explained there was a desire to improve the value of the newsletter and make it less confrontational towards individuals.
15. A request for committee participation was made.
16. Snow plowing was discussed. It was determined the Board and Committee Chair would be responsible for contacting the company.
17. Jane Spooner read an article regarding property values. There was discussion about the impact the sex offender facility would have on values. A recommendation for one garbage company was made and will be researched.
18. Board member voting resulted in: 2 year terms for Brent Ballard, Dave Adrian and Brian Collier and a one year term for Gary Lenhart.
19. Meeting closed.

DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION, INC.
AGENDA
ANNUAL MEMBERSHIP MEETING
September 20, 2000

Call to Order by Board President Ted Bendelow (6:45 PM)

Presentation on Neighborhood Watch by Sgt. Mike Julian of Jeffco Sheriff's Dept. (6:45-7:15)

Welcome – Ted Bendelow (7:15-7:30)

- President's opening remarks
- Welcome to new members – self introductions
- Call for additional agenda items

Old Business (7:30-7:40)

- Approval of minutes from last Annual Meeting – Lore Genender
- Financial Report – Gary Jorgensen

New Business (7:40-9:00 PM)

- Discussion of annual assessment/dues (20 min.)
- Discussion of donation to H.O.M.E. (sex offender organization)
- Other topics raised by members

Election of New Board Members (9:00-9:30 PM)

Adjournment (9:30 PM)

- Committee Reports (5 minutes each) – During voting, time permitting
 - Forest Management – Connie Davis/Dave Jones
 - Roads and Erosion – Larry Hall
 - Water and Septic – Gary Jorgensen
 - Association Documents Harmonization – Bill Ebert
 - Hospitality – Debra Hall
 - Pine Beetle – Dick McAtee
 - Design Review – Kevin Moats

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
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>11,692.12</u>	<u>84,936.73</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	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
<u>EXPENSE - Non-Recurring</u>								
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
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>9,428.76</u>	<u>48,157.81</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>2,263.36</u>	<u>36,778.92</u>
Checking Account	9,491.36	7,190.83	7,705.02	6,687.96	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)	
TOTAL ASSETS	9,582.26	13,672.14	14,768.43	17,290.71	25,439.43	34,515.56	36,778.92	

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	
TOTAL	6456.26	9701.00	2982.00	12683.00

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
TOTAL	\$12,683	\$ 7,913	\$10,061	\$ 7,958	\$39,711	\$ 8,443

Dear Jane ---

We just received the September Douglass Ranch Newsletter and wanted to drop you a quick note to express our feelings about the road maintenance issue. Please feel free to share our thoughts with others if you think it will help.

When we were looking for home sites near Conifer, we found several parcels that would have worked for us. One reason the Douglass Ranch Community stood head-and-shoulders above the rest was specifically because it has an Association with a well thought out set of covenants and restrictions. By reviewing the Association Documents, we knew that we would be in a community with people who really care about maintaining property values and maintaining the community as a beautiful place to live. I'm sure that hasn't changed.

I understand that some residents are questioning why we should be saving for future road maintenance, and are suggesting that maybe this expense could be left to future residents. While at first glance that seems perfectly logical, there may be one factor that people are not considering: Not planning fully for a future expense may cause significant problems and/or financial loss for any Douglass Ranch resident who tries to sell their home in the very near future, or in the years to come.

Having been a real estate agent for over eight years, I have seen the real estate business change dramatically in just the last few years... not only in Minnesota, but throughout the entire country. "Full and complete disclosure" of anything that may affect a potential buyer's enjoyment of the property --- including defects and anticipated expenses, has become mandatory in all real estate transactions. In other words, if we know of a deficiency in an Association fund which may cause the future homeowner to incur an expense, we are bound by law to disclose that fact --- in writing. Neglecting to disclose these types of facts might very well make us liable for the amount not disclosed, plus penalties. While in the past the sale of a home was pretty much "buyer beware", the pendulum has swung to the other extreme, and now "seller beware" is a better description of the way courts view real estate transactions.

I have sold hundreds of homes and have dealt with thousands of prospective home buyers over the last few years. In my experience, home buyers typically do not like surprises, nor do they like unknowns... especially undefined expenses that could potentially cause financial hardship. When faced with making critical buying decisions, negative factors oftentimes get blown out of proportion. And when faced with those negatives or unknowns, buyers will typically either give up on the purchase entirely (reducing the pool of potential buyers), or make their "offer" based on their worst fears. By allowing the road maintenance fund to be reduced --- thus creating a potential funding shortage, residents of Douglass Ranch may very well be putting an obstacle in the way of being able to sell our homes for the best possible prices.

When we first moved to Colorado, we were given some great advice by the real estate agent we were working with. She told us "Always buy a home that will be easy to sell... you just never know what will happen in the future." And I often pass this advice along to my customers, as well. I know that the prospect of saving a couple hundred dollars a year might sound good right now. But allowing the road maintenance fund to be reduced may make our homes more difficult to sell and could come back to haunt all the residents of Douglass Ranch in the form of lower selling prices for our homes.

As the original authors of the Association Documents realized, the condition of each property within Douglass Ranch affects the value of the others. This not only applies to size and style of

the home, but materials, maintenance, and also the appearance and the condition of the roads that link the homes in the community together.

While having the county take over the maintenance of the road may be a viable option, we may not want to jump into reducing the amount collected in anticipation of that happening at some unknown future date.

Thanks for making us aware of the situation and for keeping in touch. We'll eagerly await news of the meeting.

Take care,

Mark Wallace & Susan Ley

COLORADO INVESTOR

Homeowners association deserves your attention

Are you among the 42 million Americans who live in a condominium, town-home or urban subdivision that's governed by a homeowners association? Or you among the millions more who plan to eventually buy one?

If you are, you ought to become familiar with community association fiscal basics.

Your homeowner or community association can have a bigger impact on the continuing value of your investment than virtually anything other than a natural disaster. The community association repairs common areas, ranging from pools and patios to roofs, parks and landscaping and it has the right to levy monthly and "special" financial assessments against you and all other homeowners.

If the association is poorly managed, underfinanced or prone to passing onerous regulations, your home can become an ever increasing financial burden. And if the association's rules or finances become bad enough, getting out can become virtually impossible.

"We have a condo unit down the street from us where the condo fees are \$1,200 a month and they've had several years of \$2,500 special assessments," says John Russo, treasurer of a complex in Arlington, Va. "The units are selling for half what they sold for 20 years ago. After all, people can only buy what they can finance and if you're paying \$1,200 a month in fees, you've got a lot less money left over to pay the mortgage."

But there are a handful of warning signs that current and prospective homeowners should watch to determine whether their association is in good or bad shape:

■ **Reserves:** Every homeowners association needs to have money to handle future large expenditures. What those expenditures will be varies based on the complex, the amount and character of the common areas. Consequently there is no specific amount that all associations need to have in reserves.

However, what all associations do need is something called a "reserve study," says Donna Reichle, spokeswoman for the Community Association Institute, based in Alexandria, Va., which represents the nation's homeowners associations.

This reserve study spells out



Kathy Kristof

Personal Finance

of, what repairs and replacements are likely to cost, when they're likely to be needed, and how much the board needs to set aside today to take care of these future obligations.

The existence of a reserve study — and consistent fund-

ing of reserves according to plan — should be considered a good sign, Reichle says.

■ **Monthly dues:** Nearly all complexes charge monthly dues, which are used to handle regular maintenance of the common grounds. Dues can vary from a few dollars a month to several thousand.

While the amount of dues will certainly determine whether you can afford a unit in a particular complex, watch for major changes in the dues structure.

Have dues been bumped up lately — or dropped sharply? Consider it a good sign when dues are stable or falling. It's a warning sign if they are rising briskly.

■ **Special assessments:** When a complex has inadequate reserves and dues to handle the repair or replacement of common areas, community boards often impose something called a "special assessment." These commonly amount to hundreds or thousands of dollars. Although it's not uncommon to have a rare special assessment to handle unexpected damages caused by a natural disaster, if an association has had several special assessments in the course

of a few years, it is a warning sign.

■ **Master regulations:** In addition to the financial obligations of community living, there are also social obligations, which are spelled out in a handful of documents called the Articles of Incorporation, the Bylaws and the Covenants, Conditions and Restrictions.

In a nutshell, these documents say how your community association is organized; who can run it; how the association can invest its reserves; and what rules and regulations govern its operation.

The conditions go on to explain what residents can and can not do. In some cases, that includes spelling out where you can park your cars, what colors you can paint your house, whether you can have a pet, a satellite antenna, etc.

If these rules don't suit your lifestyle, don't buy.

What do you do if some of warning signs hit home?

If you haven't yet purchased the unit, investigate thoroughly before you do. Get the association's financial statements and copies of the minutes of the last several board meetings. These minutes can signal problems that have not yet surfaced in the financial reports, says Russo. If the problems are serious, you may want to look for another home.

If you already own a unit in the complex, you would be wise to get involved with the association's board. Go to meetings. Read the financial reports. Volunteer to help.

Kathy Kristof is a personal-finance columnist for the Los Angeles Times. Her column appears Mondays on The Denver Post's Colorado Investor page.

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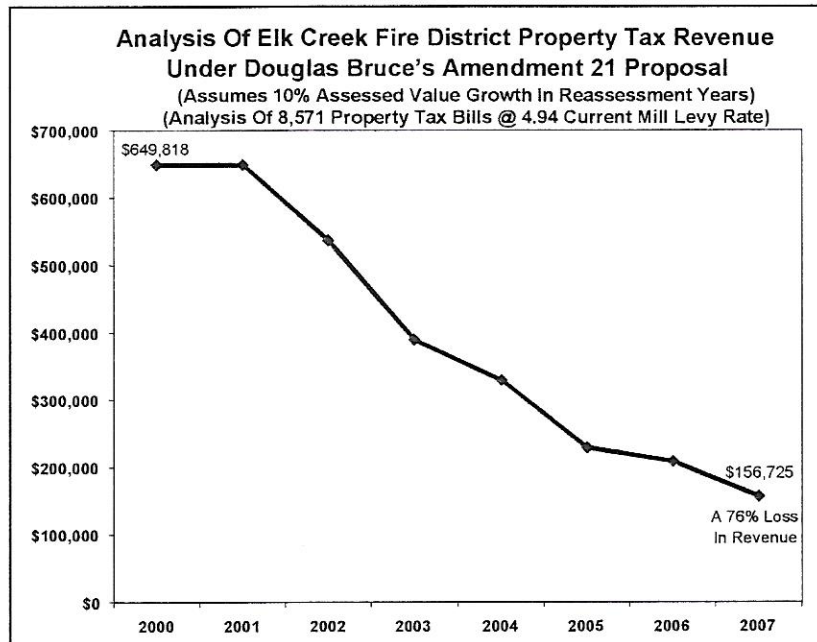
She can be reached via e-mail at kathy.kristof@latimes.com

AMENDMENT 21: MORE THAN JUST A TAX CUT PROPOSAL

I. Cuts in taxes – and services

On its face, Amendment 21 appears to be about reducing taxes – but its really about reducing services. Its inevitable result would be severe cuts to the local governments that provide fire and police protection, emergency medical care, libraries, parks and recreation opportunities, water and sewer, and other essential or popular services.

Services that rely on property tax revenue are most at risk. For example, special districts created to provide fire protection – which serve hundreds of thousands of Coloradans, from suburban Denver to rural areas – depend on property taxes and would be damaged by Amendment 21.



In June, Coloradans watched as firefighters from the Elk Creek Fire Protection District battled the devastating Hi Meadow Fire, often with miraculous results. That fire protection district – and others like it – is almost wholly dependent on property taxes. If Amendment 21 were to pass, the majority of the Elk Creek Fire Protection District's property tax revenue would disappear. The chart on the left depicts an analysis of *each district tax bill* over the next seven years (assuming growth continues), and shows *property tax revenue declining by 76% (about \$493,000)* over that period. Clearly, residents of the district could not count on the same high level of fire protection service if Amendment 21 were to pass.

II. Bruce arguments don't hold water

Doug Bruce, the author of Amendment 21, has attempted to downplay the fact that the initiative would result in major cuts in services upon which Coloradans depend.

Bruce argues that government revenue will continue to grow because increases in property values would offset Amendment 21's reductions. This growth argument is partially correct for entities with relatively high property tax rates (mill levies) such as school districts and counties, although they still face declines in revenue due to accumulated losses from the combination of several types of tax cuts included in Amendment 21. However, districts with low property tax rates or mill levies (a category that includes most fire protection districts, law enforcement authorities, library districts, water and sanitation districts, park and recreation districts, and water and soil conservancy districts) would face significant declines in revenue. All else being equal, the smaller the property tax mill levy rate, the greater the decline in district revenue.

As bleak as the outlook for districts with low mill levies is, the future would be even grimmer for districts with many property taxpayers but few very valuable properties. That's because the \$25 cuts, which are increased by \$25 annually, apply to *each* individual property tax bill in a district. Therefore:

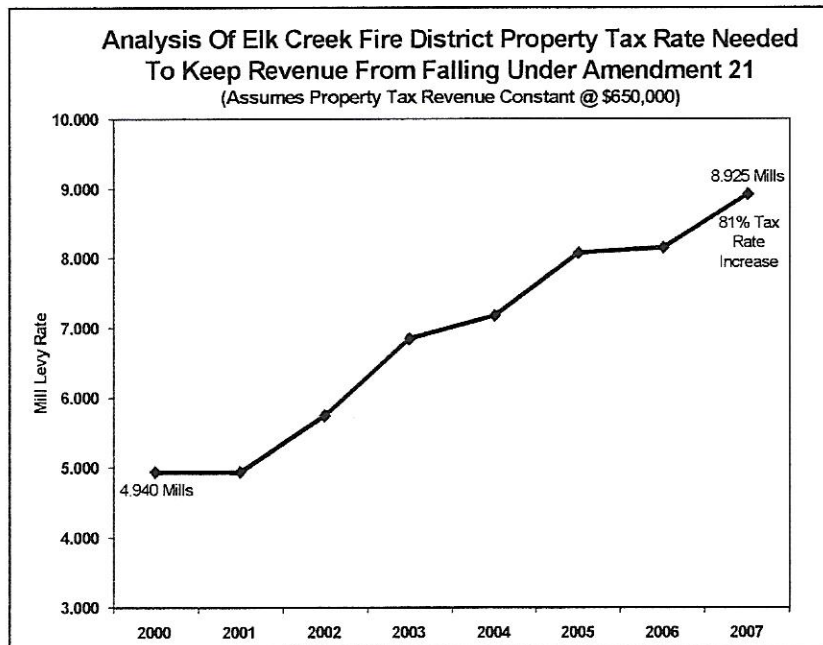
- The impact of the \$25 cut is relatively small on a large value property but proportionately larger on properties that are less valuable.
- The greater the number of smaller individual property tax bills in a district, the greater the revenue losses – and service cuts – would be.

In such districts, growth in property value simply wouldn't keep pace with the annually increasing tax cuts. The previously mentioned Elk Creek Fire Protection District is but one example of a district with a low property tax rate (4.94 mill levy) that would face a dramatic revenue decline. In that district, *a modest rate of property value growth for the large majority of the district's 8,571 tax bills (10% during every two-year reappraisal cycle) simply could not keep pace with the \$25 reductions that increase by \$25 each year*. If growth of property values were faster – say 15% – Elk Creek's revenue loss would be only slightly less severe, declining by \$437,000 (67%) over seven years (vs. a 76% decline at 10% property value growth).

Contrary to Doug Bruce's assertions, reasonable rates of property value growth would not save the Elk Creek Fire Protection District and districts like it from significant losses in revenue and the resulting cuts in service.

Bruce also insists that local government service cuts will not occur because the state will replace that lost local revenue. While earlier versions of Bruce's ballot language included direct references to that concept, the actual wording of Amendment 21 does not. *Thus, there is no requirement that the state replace local districts' lost revenues. If state replacement did not occur, service cuts at districts like Elk Creek are virtually certain.*

Whether or not the state replaced lost local revenues, Amendment 21 would cause services at the state government level to be cut as well. Even without the state replacing lost local government revenues, *Legislative Council's current estimates are that over the next five years Amendment 21 would cut at least \$898 million from highway construction funding approved by voters last year, \$872 in state general fund spending which goes to vital state priorities like school funding, and \$65 million needed to settle a statewide lawsuit on K-12 school construction.* If the state did replace revenue lost at Elk Creek and many districts like it, the state would face far more than the \$1.8 billion in cuts listed above.



For a district like Elk Creek facing cuts in service under Amendment 21, taxpayers would have to vote to increase the property tax mill levy rate in order to keep revenue – and services – from declining. The chart on the left shows how much the tax rate would have to increase to simply keep district revenue from falling below current levels. (Even if property tax revenue is kept at the current level, service levels will erode as costs continue to increase due to inflation).

The problem with this solution is that, while some taxpayers would see their taxes eliminated, other taxpayers would see their taxes greatly increased, depending on the value of their property.

Amendment 21, while being sold as “just” a tax cut proposal, is in reality an extreme measure that would dramatically reduce local government services as tax revenue declines each year. Most of these services are essential, many are very popular. Whether essential or just popular, it is inevitable that local government services like fire protection, law enforcement, library, water and sanitation, park and recreation, and water or soil conservancy services will be cut if Amendment 21 were to pass.



Announcement of Year 2000 Annual Douglass Ranch Property Owners Association Meeting

This constitutes official notification that the year 2000 annual meeting of the Douglass Ranch Property Owners Association (DRPOA) will be held September 20, 2000 starting at 6:45 p.m. inside Elk Creek Elementary School. All members of the DRPOA are welcome and encouraged to attend. If you cannot attend, please consider assigning your proxy to another member using the form below. Hope to see you all there!

Douglass Ranch Property Owners Association 2000 Annual Meeting Proxy

I, Richard D. Dole, a member of the Douglass Ranch Property Owners Association, am unable to attend the local council meeting on September 20, 2000 because prior commitment.

I hereby assign my proxy to: Gary Jorgensen

Signed, (legal signature)

[Handwritten Signature]

The President's Perspective

To confirm the rumor around the neighborhood, I will be moving, hopefully by December. My wife, who lives in Laramie, Wyoming has been offered a professorship at Colorado State University and we will both be moving to the Longmont area. I hate to leave, as I have established some wonderful friendships through the last year, but a commuter marriage is difficult (anyone want a high mileage Expedition?) I will resign as President and Board Member the day after the annual meeting.

On other matters, I am pleased to report that the rewrite of the covenants/bylaws/articles of incorporation is proceeding quite well. Bill Ebert is to be especially thanked for the countless hours he has spent in trying to mold the documents into a unified whole. The result will not be ready for the annual meeting, so a special meeting will be called at a later date. The plan is to circulate a draft, solicit comments, address any concerns, then present it for a general vote. If approved, we will then solicit approval of the mortgage/deed of trust holders for the covenant changes (that is not necessary for the bylaws or the articles).

In this issue, you will find discussion, pro and con, on reducing the annual assessments, primarily based on new information regarding private road repair requirements. I urge you to read both sides of the issue, and discuss it amongst yourselves. We will vote whether the annual assessment should be reduced and, if so, how much, at the annual meeting.

Unfortunately, we have not achieved any success in examining the water issues facing the community. That challenge will have to be addressed by others. To ignore it is to compound the problems.

It's been fun! I'll see you at the annual meeting, and will probably be around until December.

COMMITTEE	CHAIRPERSON	NUMBER
Design Review	Kevin Moats	838-7890
Forestry	Connie Davis, Dave Jones	816-1730, 838-3736
Hospitality	Debra Hall	838-0844
Pine Beetle	Dick McAtee	838-8276
Road	Larry Hall	838-0844
Water	Bob Brand	838-2299

Announcement of Year 2000 Annual Douglass Ranch Property
Owners Association Meeting

This constitutes official notification that the year 2000 annual meeting of the Douglass Ranch Property Owners Association (DRPOA) will be held September 20, 2000 starting at 6:45 p.m. inside Elk Creek Elementary School. All members of the DRPOA are welcome and encouraged to attend. If you cannot attend, please consider assigning your proxy to another member using the form below. Hope to see you all there!

Douglass Ranch Property Owners Association
2000 Annual Meeting Proxy

we, I, Peter and Andree Krause, a member of the Douglass Ranch Property

Owners Association, am unable to attend the local council meeting on September 20,

2000 because prior commitment.

I hereby assign my proxy to: Wayne Spooner

Signed, (legal signature) L. E. Krause

Andree R. Krause

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Douglass Ranch Property Owners Association 2000 Annual Meeting Proxy

I, C. E. LEWIS, a member of the Douglass Ranch Property Owners Association, am unable to attend the local council meeting on September 20, 2000 because COMMITMENTS.

I hereby assign my proxy to: JANE SPOONER

Signed, (legal signature) C. E. Lewis

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Douglass Ranch Property Owners Association 2000 Annual Meeting Proxy

I, NANCY & GARY MILLER, a member of the Douglass Ranch Property Owners Association, am unable to attend the local council meeting on September 20, 2000 because _____.

I hereby assign my proxy to: BILL EBERT

Signed, (legal signature) Nancy J Miller

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Douglass Ranch Property Owners Association 2000 Annual Meeting Proxy

I, Linda + Mark Pinkul, a member of the Douglass Ranch Property Owners Association, am unable to attend the local council meeting on September 20, 2000 because unavailable.

I hereby assign my proxy to: Mary + Dave Adian

Signed, (legal signature) Linda K. Pinkul

PROXY

I (We) STUART, VAL ROSS, Lot # 20,

A member in good standing of the Douglass Ranch Property Owners Association,

Herein appoint JANE SPOONER as my proxy to

attend and represent me at the annual meeting, scheduled for September 20, 2000.

I authorize my proxy may cast my vote on any matter or resolution which may come before the Board, including the election of Board Members.

This proxy shall not be valid after the final adjournment of the above meeting.

Val Ross
Signature

8/7/2000
Date

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Douglass Ranch Property Owners Association 2000 Annual Meeting Proxy

I, RICHARD SHEPLER
LORENA SHEPLER, a member of the Douglass Ranch Property

Owners Association, am unable to attend the local council meeting on September 20, 2000 because PERSONAL REASONS.

I hereby assign my proxy to: DICK McATEE

Signed, (legal signature)

Lorena Shepler
R. H. Shepler

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Douglass Ranch Property Owners Association 2000 Annual Meeting Proxy

I, JOAN G. STANZLER, a member of the Douglass Ranch Property

Owners Association, am unable to attend the local council meeting on September 20, 2000 because ILLNESS IN FAMILY.

I hereby assign my proxy to: Jane Spooner

Signed, (legal signature) Joan G. Stanzler

Douglass Ranch Property Owners Association
2000 Annual Meeting Proxy

I, MARK WALLACE & SUSAN LEY, a member of the Douglass Ranch Property Owners Association, am unable to attend the local council meeting on September 20, 2000, because WE WILL BE OUT OF THE STATE.

I hereby assign my proxy to: JANE SPOONER

Signed, (legal signature) Mark Wallace & Susan M. Ley

**Sign-Up Sheet for
Pine Beetle Control Committee
(Please Print)**

Dick McAtee

JOHN ALME

Colleen J.

