

**Minutes of the
Douglass Ranch Property Owners Association
Board of Directors
September 1998**

The September meeting of the Board of Director was held on September 3, 1998 at 7:00 p.m. Members in attendance were:

Robert Stanzler, David Baumgartner, Richard Bibeau, Bill Ebert

Call to order: The meeting was called to order by President, Robert Stanzler

Minutes: Richard Bibeau, Secretary presented previous minutes. Approved by Board.

Financial Report: Bill Ebert, Treasurer reported on the following items: attorney has been paid, snow removal contract, water rights, refunded Lot 20 clean-up deposit, all dues paid to date.

Design Review: David Baumgartner, Committee Chair presented the following report:

- Lot 2 - Owner decided to not to build a berm. Existing berm dug up and hauled away.
- Lot 20 - Notice to Stuart Ross for cleanup. Drain sticks out and needs to be buried into bank. Owner will take care of this job. Clean-up completed and refund deposit approved.

Covenant Issues:

- Lot 17 - Driveway discussed.
- Lot 13 - Owner requested to put up sign with name and address. Board recommended that bottom of sign be no more than 8 inches off ground supported by 4x4's and painted gray. Owner to submit landscaping plan to Design Review committee for approval. Motion approved.

General Discussion:

- Board agreed to snow-plowing contract with John Patrick, Shadow Mountain Lawn and Property Maintenance.
- Annual Board meeting date approved for Thursday, September 24, 1998, 7:00 p.m. at Elk Creek Elementary School. Send out notice of meeting, proxy statement and request for nominees. Items for discussion: minutes of last meeting, design committee overview, notice of new neighbors, litigation, 5 year plan, ballot.
- Picnic Sunday, September 20, 1998, 11:00 a.m. at Hall's - Lot 10.

Meeting Adjourned: Next board meeting is scheduled for Thursday, September 24, 1998 at 7:00 p.m. at Elk Creek Elementary School.