

MINUTES
BOARD OF DIRECTORS
DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION
MAY 16, 1997

Location: Dick McAtee's

Present: Dick McAtee, Dave Baumgartner, Mike Rheinberger, Robert Stanzler

Meeting called to order at 7:05 P.M.

Mike Rheinberger gave the Financial Report (see addendum). Current balance \$19,018.56
Mike reported that the only outstanding unpaid dues were those of Cliff Cockburn.
Mike sent a letter to attorney Steve Groome and read a letter in reply from
Attorney Groome, who recommended advising Mr. Cockburn that he has 30 days
to pay total amount due to avoid further legal action against him personally and
against the property, i.e. foreclosure. A lien notice was signed by President
McAtee to be filed as a lien against the property for delinquent dues and attorney,
recording and handling fees plus interest.

Dick McAtee reported that ^{BOB}~~Dick~~ Ebert and Bud Lewis had reviewed the
Association finances and agreed with the financial report. Discussion was held as
to using a computer for financial reports but this was felt to be unnecessary and
complicated, especially when the office of Treasurer changed hands.

Dick raised the question of placing some of the current monies in a 6 mo. CD at a
bank at 7 % . It was approved by a vote of 3 to 1 with Mike Rheinberger
dissenting. Dick will look into whether these CD's are still available and proceed
with purchase if they are FDIC insured.

A report on DESIGN REVIEW was given by Dave Baumgartner. He has made copies of
our Covenants and Design Review Standard to be distributed to local Realtors.
Dick volunteered to distribute them. Dave wanted to standardize the process of
Design Review. It was felt that the Secretary should contact the realtor when word
is received that a lot has been sold to find out who the buyer is and send a packet
including the Covenants, Design Review Standards etc. and notify the Buyer that
they should in turn send a copy of the recorded deed to the Secretary.

It was reported that Peter Krause had called to set up a preliminary review of his
plans. Mike Rheinberger requested that the minutes reflect the despite rumors that
he had given permission for a temporary driveway, he had not. Dick McAtee
stated that Mr. Krause had advised him of his driveway plans but he thought this
was merely what he thought was a friendly neighborly gesture. Mike stated he had

not been approached about driveway plans. Further discussion was held on this point without any motions.

Kay Mason had submitted landscape plans for the area near the water tank. This would not alter the contour of the land, but only provide for beautification. This plan had been approved by the Fire Department but may need signs to prevent unauthorized blocking of the needed fire lanes. Dick offered to paint the pipes a green color at no cost to the Association. The Plan was referred to the Design Review Committee.

Dave Baumgartner reported on a special meeting of the Design Review Committee on April 19, 1997 (minutes attached) to discuss a petition by Perry Timon, the builder on lot 20, to construct the driveway and drill the well before the committee approved the entire plan site. The petition was allowed by a vote of 3 to 1. Dave stated that in the future the committee would not do partial approval of sites but would follow the procedures as outlined in the Design Review Standards. He would send a letter to Mr. Timon informing him that in the future all such procedures would have to be followed as would all other design plans submitted. Robert Stanzler raised the question as to whether the Board of Directors should have a final say on decisions of the Design Review Committee. Mike Rheinberger made a motion to this effect which was seconded. After discussion of this a motion was made to table this motion.

Mike Rheinberger raised a question as to whether the completion of the Adrian driveway had been followed up yet. Dave Baumgartner stated he would follow up and get a tentative date for completion. If he senses no date is imminent he will determine the next steps to take.

Dave raised the point that the Cockburn driveway is built on the pond easement and if a firetruck should damage it, who is responsible. Dick felt that, as he uses the driveway for his own personal use, it would be the owners risk. The deadline for a commitment for the driveway after which Dave will contact the attorney re further steps to take.

The asphalt surface on Lot 15 was brought up by Mike Rheinberger. Mike stated he had talked to the surveyor who stated the pins were placed correctly. Mike felt additional easement was necessary to allow for shoulder maintenance and utility access. Dick read a letter from Ben Day to Rusty Footlik of DHM Consulting firm re the easement problems on several lots. Dick felt we should wait for a response from Rusty Footlik, then reassess the situation on lots 15 and 35.

Dick presented letters from Dick Shepler and Gail Hammond requesting shutting down traffic on Baldwin Court. The Sheriff's Department had no problem with this. A motion was made and carried to this effect 3 to 1 with Mike Rheinberger dissenting.

Maintenance problems were discussed, particularly the culvert on Berryhill Land. It was proposed to use rip rap instead of concrete blocks. Dave raised another problem with runoff on lot 25.

A letter from Jane Spooner was read requesting \$75.00 to replace potting soil and flowers in the six barrels over the next two seasons. \$50.00 was approved by the Board.

Jane Spooner will continue doing the Newsletter.

Dave and Mike will meet with Andy about hot tar for the roadways.

The next meeting was scheduled for May 22 at Bill Souder's or Dick McAtee's.

The meeting was adjourned.

Respectfully submitted,

Robert Stanzler
Acting Secretary.

April 21, 1997

Douglass Ranch Board of Directors

I would like approval from the Board to spend up to \$75.00 for potting soil and flowers for the 6 barrels in the subdivision. It is my intention to repot the flowers at the end of the season and keep them over the winter and replant them the following summer, therefore, getting at least two seasons (possibly more) from our investment.

Sincerely,

T.Jane Spooner

May 22, 1997

To: Board of Directors - DRPOA

From: T. Jane Spooner

I certainly was dismayed that the Board did not approve my request for \$75.00 for flowers and soil for the 6 barrels throughout the subdivision. As explained in my request to the Board this would cover a 2 year period. This is only \$37.50 annually. A very reasonable amount by anyone's standards.

The Association is certainly not in such dire financial straits that \$25.00 should even be an issue. We all benefit from attractive well maintained flower barrels and we should all share in the cost. The Association's finances are such that personal funds need no longer be used.

The offer of \$50.00 plus \$20.00 in personal funds is very disappointing. I feel it is necessary, under these conditions, to rescind my offer to plant the 6 barrels. I, along with other neighbors on Meadowridge Lane and Gordon Ct. will assume responsibility for the 2 barrels located on these streets at our own expense.

SINCE MARCH 13, 1997

FINANCIAL STATEMENT for _____ Month Period Ending APRIL 17, 1997

Beginning Balance \$ 18 518.30

INCOME

Dues 633.75 + 327.00 + 305.00 = 1265.75
 Interest ^{BANK} 26.76 + ^{Schwab} 24.00 + ^{Schwab} 30.00 = 80.76
 Other 568.75

Total Income 1915.26

EXPENDITURES

Taxes
 Insurance
 Legal Fees
 Mountain Mutual
 Newsletter
 Meeting & Socials 150.00 - *lawyer fee to speak*
 Repair & Maintenance
 Snowplowing .720.00 + 545.00 = 1265.00
 Miscellaneous

Total Expenditures 1415.00

Ending Balance \$ 19 018.56

BANK CK 11 747.07
 SCHWAB 1 6,082.00
 CK 305.00
 PETTY CASH 84.49
 19 018.56