

**MINUTES
OF
DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION
SEMI-ANNUAL MEETING
MARCH 5, 1996**

FINAL

The first semi-annual meeting of the Douglass Ranch Property Owners Association was held at Elk Creek Elementary School at 7:00 p.m. on March 5, 1996. Present were 15 member families. Attached is a list of those member families attending.

1. Elk Creek Fire Department.

a. Fire Safety - Robert Norris of the Elk Creek Fire Department gave a presentation on home safety and fire safety.

b. Mill Levy & Board Election - As Tony Hartley was not present, Bill Ebert, a volunteer with the Fire Department, gave information regarding the upcoming Fire Department board election and proposed mill levy.

2. Repairs and Maintenance.

a. Pond - Dick McAtee reported that the pond expenditures totalled approximately \$1,700, of which Kessler reimbursed the Association \$624. There has been no new pond expense since what was reported at the annual Association meeting in September, 1995. The membership was informed that sediment is filling up the pond at the site of the water inflow pipe and that future expense may be required to address this problem. The membership was further informed that the Fire Department has suggested that a dry hydrant be installed at the pond as an additional water source in case of fire.

b. Roads - Dick McAtee reported that a representative from the County met with the Board to discuss the County's maintenance of Douglass Ranch Drive, including excessive sanding, erosion, etc. In response to concerns raised at that meeting, the County has reduced the amount of sand it dumps, patched up dips, and posted speed sign(s). In addition, the County has indicated it plans to install reflector posts alongside the road to prevent construction crews from cutting corners. The County has advised it will look at the erosion problem(s) along Douglass Ranch Drive in the spring, and the Board advised that, at that time, they will try to get input from the County on how to prevent and/or slow down similar erosion problems on the private roads in Douglass Ranch.

c. Fire Cistern - The membership was informed that the Fire Department has advised that the fire cistern installed near the intersection of Douglass Ranch Drive and Meadowridge Lane has several leaks, is currently holding little or no water and needs to be either repaired or

replaced. It was reported that an inspection of the tank has revealed that the tank is made out of fiberglass and has two substantial cracks in it, has stress marks on the side, is out of round and has a crease in the top of the tank. The Board has spoken to several companies regarding repair of the tank and repair estimates have ranged \$1,200-1,900; replacement cost would be approximately \$12,000. A discussion followed among the membership and all options were discussed, including the option of doing nothing with the tank. The Board reported that before a decision could be made as to how to proceed with the tank, more information would be needed. The membership was informed that the Board intends to follow up with Kessler on this matter.

d. Snowplowing - It was reported that the Board attempted to obtain bids from other contractors for snowplowing the private roads in Douglass Ranch, but that no response was received to any messages left. Therefore, the Association has continued to use the same snowplowing contractor as in the past. To date for the season, \$753.00 has been spent for snowplowing.

3. Finances.

a. Dues - Jane Spooner reported that all 1996 Association dues have been paid.

b. Financial Report - Jane gave the financial report and indicated the Association account balances totalled approximately \$18,359.00. The distribution of the funds is approximately \$12,000 in the Schwab I Account and the balance in the checking account. The membership was reminded that the Association ledgers are available to any member who wishes to review them.

c. Property Taxes - Dick McAtee made a report regarding the Association's property tax bill as follows: the 1994 tax bill was \$868, which was paid in 1995; and the tax bill for 1995 jumped up to \$3,265. The Board spoke with the County Assessor's Office and was advised by the County that they will re-rate the open space to a non-taxable property, thereby abating the 1995 tax bill and reimbursing the Association for the 1994 bill. The Board advised they will continue to follow up on this.

4. Miscellaneous.

a. Highway 285 Turnoff - Dick McAtee reported that Kessler has filed a plan with the County for a deceleration lane off of Highway 285 as a turnoff at the south end onto Highway 285 Frontage Road (as it is currently renamed). This was part of the original development plan, as amended, to allow for 42 building permits to be issued for the development. The plan has been filed and approved by CDOT and by the County. Kessler has also filed a Letter of Credit with the County, which is all the County requires in order to issue the building permits for all 42 lots.

b. Covenant Sign - The membership was informed about the new "covenant-protected community" sign at the entrance of Douglass Ranch.

Name	Lot #
ROBERTO EVARISTO	13
Dianne Moats	37
Marcia Jones / Dave Jones	42
George & Kay MASON	14
Bill EBERT	39
Larry & Leba Hall	10
Robert & Joan Stanzler	22
DAVID & KAREN BAUMGARTNER	40
BEN DAY	2
Bill Soudner	12
Gary Jorgensen	11
JANE & WAYNE SPOONER	19
Martha Williams	1
M. Rheuley	2
Dick & Bonnie McAttee	24

FINANCIAL STATEMENT for 1 Month Period Ending 2-29-96

Beginning Balance \$ 14,719.25

INCOME

Dues 3300

Interest 22.09 + 13 = 35.09

Other 624 - reimbursement from R. Kessler for pond work

Total Income 3959.09

EXPENDITURES

Taxes

Insurance

Legal Fees

Mountain Mutual

Newsletter 33.16

Meeting & Socials 14.00

Repair & Maintenance 1.87

Snowplowing 258.75

Miscellaneous 11.47

Total Expenditures 319.25

Ending Balance \$ 18359.09