

**MINUTES OF THE
REGULAR MEETING - BOARD OF DIRECTORS
DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION
February 8, 1996**

Final 4/3/96

A regular meeting of the Board of Directors was held on February 8, 1996, at 7:00 p.m. at Mike Rheinberger's home. All Board Members were present.

1. Minutes of January Meeting. The minutes of the January, 1996 meeting were reviewed and approved, with a correction to reflect that the Board meeting took place at Bob Brand's home rather than Dick McAtee's home.

2. Financial Report.

(a) Monthly Report. The Treasurer presented the monthly financial report, a copy of which is attached hereto. The Board unanimously agreed to transfer \$6,000 from the money market account to the Schwab account.

(b) Dues Collection. The Treasurer reported that all Douglas Ranch property owners have paid their 1996 association dues, except for two members: Andersons and Coburns. A motion was made, seconded and passed to charge interest at the rate of 1-1/2% per month (or any portion of a month that dues are delinquent) on delinquent dues. The Board agreed that should any dues remain unpaid as of March 1, 1996, then this matter would be turned over to the Association's counsel at that time.

(c) Taxes. The Association's corporate tax return is due by 3/15/96. The Treasurer shall prepare a draft of the return for the Board's review and present same at the next Board meeting.

3. Design Review Board Report. A discussion was held regarding the issue of placement etc. of satellite dishes. Discussion on this matter was tabled until a future meeting. Re Jones' lot: nothing yet has been submitted to the Design Review Board for review or approval. Re Lewis' lot: nothing yet has been submitted to the Design Review Board for review or approval; they do have their occupancy permit.

4. Newsletter Format. The Board agreed that a standardized format should be used for all future newsletters, to be as follows: list news items by topic rather than by month; be brief as possible; and include DRPOA letterhead, financial sheet, changes to DRPOA Rules and/or Bylaws, welcomes to newcomers, thank-you's, and business announcements.

5. Posting Construction Rules. A discussion was held regarding the issue of whether the Association should post general rules on new construction sites to advise general contractor of such things as no loose dogs, no burning, etc. This discussion was tabled until a future meeting.
6. Sand Barrel. A discussion was held regarding the issue of whether the Association should install a sand barrel near the entrance of Meadow Ridge Lane. The Board decided against installing a sand barrel.
7. Pond. It was reported that Kessler has paid \$624.00 towards the pond expenses and has refused to pay any more than that amount. The Board approved depositing of Kessler's check. The Board decided not to pursue Kessler for any additional monies, as the Board felt it would be unsuccessful without incurring legal expense to do so.
8. Fire Cistern. It was reported that three contractors were contacted for bids for repair of the leaking water tank: Tanks Away - \$250; Mesa Fiberglass - \$700; and Sea Horse Fibreglass - \$250. As the Board has been unable to get a further response from Tanks Away and Mesa's bid seems high, the Board agreed to pursue Evergreen for repairs. A motion was made, seconded and passed to authorize spending \$600 on repair of the tank and to authorize Dick McAtee to enter into a contract on behalf of DRPOA for a repair bid of \$600 or less without additional approval of the Board. Mike Rheinberger cast the dissenting vote on the basis that he felt all bids should be reviewed by the Board before approval. The Board will pursue Kessler for reimbursement of repair costs.
9. Semi-Annual Meeting. It was confirmed that the Elk Creek Elementary School is available for the DRPOA Semi-Annual Meeting, which will be held on 3/5/96 at 7:00 p.m. in the library. Inspector Norris of the Elk Creek Fire District will be the guest speaker.
10. Highway 285/Douglas Ranch Drive Turnout Lane Update - It was reported that Kessler has submitted plans to the County to do the turn-out lanes on Highway 285.
11. Off-Road Vehicles Restrictions. A motion was made, seconded and passed to add a new rule to the Douglas Ranch Rules to restrict the use of off-road vehicles in Douglas Ranch. The language shall be as attached. This item will be mentioned in the next quarterly newsletter.
12. Property Taxes. The Board has spoken with the County and obtained a verbal commitment to an abatement of the property taxes assessed for 1995, which were \$3,264.00, and that the assessment would be -0- for 1995 and future. The Board also plans to apply for a retroactive abatement for taxes paid for 1994 (\$868.00) and 1993. The classification change due date is 4/30/96.
13. Sign - Slow Children - It was reported that a request had been made by a Douglass Ranch homeowner for authorization to install a sign "Slow - Children Playing" or something similar. This matter was tabled until the next Board meeting.

13. Next Board Meeting. The next regular Board meeting will be held on Tuesday, March 12, 1996, at 7:00 p.m. at Jane Spooner's home. It was decided if the Semi-Annual DRPOA meeting doesn't go too late on 3/5/96, that the Board will meet to conduct business that evening, which meeting would be in addition to the regularly-scheduled meeting on 3/12/96.

RULE ADDITION TO DOUGLASS RANCH RULES

Motorized vehicle use within Douglass Ranch is restricted to paved roads and to driveways, except as required for property maintenance and construction purposes. Use of motorized vehicles in Douglass Ranch in such a manner as to be a nuisance to others will be prohibited.

FINANCIAL STATEMENT for 1 Month Period Ending Jan 31, 1996

Beginning Balance \$ 13,580.09

INCOME

Dues 1500
Interest 18.21
Other

Total Income 1518.21

EXPENDITURES

Taxes
Insurance
Legal Fees
Mountain Mutual
Newsletter
Meeting & Socials
Repair & Maintenance 18.60
Snowplowing \$360.00
Miscellaneous .45

Total Expenditures 379.05

Ending Balance \$ 14,719.25