

Douglass Ranch Property Owners Association

Annual Meeting Minutes

September 26, 2002

Meeting Called to order 7:15pm

Members Personally Present:	25
<u>Members Participating through Proxy:</u>	14
Total Quorum Membership Count	39 (309% of quorum)

Opening statements by Rusty Thulin told of how the meeting would proceed and in what order and that all statements must be directed at specific issues or motions.

Committee Reports:

1. Roads Report by Larry Hall
 - Larry informed the membership that a maintenance program was going to begin that would repair many of the worst spots on our private roads.
 - We also discussed the snow-plowing contract and that we had a bid from Ragsdale for the service in hand. Ragsdale performed the duties last year.
2. Water Report by Greg Wambolt
 - Greg informed the membership about the progress of the well-depth limits on our community and provided a itemized list of items completed and yet to be completed. The issue has passed all legal barriers and we basically only need to change our covenants to remove the limits for everything to be complete.
3. Open Space by Rusty Thulin
 - Rusty informed the membership of the process that has been followed in creating a useable easement into the open space and provided the list of the 17 rules the board decided to add to the easement.
 - There was a question as to why we needed the rules since Jefferson County already has 44 rules governing open space lands. Rusty said the board and the Spooner's agreed to make some of the rules enforceable by Douglass Ranch as well as Jefferson County so we don't have to call the Sheriff every time a rule is broken.
 - There was a question about the need for the two additional rules that are not part of Jefferson County open space regulations. Specifically the rules prohibiting dogs and children under 16 years of age. The board explained the debate and compromises it went through in making the rules and since dogs were not allowed on the properties adjacent to the open space it seemed consistent that dogs should not be allowed on the open space. The board felt the children issue was important because of the extreme fire danger and the need for mature presence in the open space at all times.

4. Treasury Report by Greg Wambolt
 - Greg provided material to the membership as to the bank balances as of 9/26/02, and an income and expense sheet dating back to 1994. Total balance of funds: \$50,923.63.
5. Forestry Report by Brent Ballard
 - Brent provided information to the membership about weed identification and removal along with samples, brochures and a chart that people could look at to help find nasty weeds.
6. Board Elections
 - Three board member slots were open for elections. Nominations were opened and the nominees were, R.J. Silber, Gail Hite, and Colleen Jorgensen.
 - Since only three people were nominated Rusty said he would welcome a motion to accept all three in a single vote, Rick Koth so moved, and R.J. Silver seconded. The motion **passed unanimously**.

Old Business

- Lore Genender asked if there has been any progress on selecting a trash service for the entire community. Rusty said he has been continuing the research and has some promising prospects but nothing that could be voted on at that time.

New Business

None

Motion to Adjourn was made and seconded and passed unanimously at 8:24pm

**DOUGLASS RANCH PROPERTY
OWNERS ASSOCIATION
ANNUAL MEETING
SEPTEMBER 26, 2002**



Douglass Ranch Property Owners Association

2002 Annual Meeting Agenda

September 26, 2002

Call to order

Roll call (Quorum required to continue)
Opening statements

Selected Committee Reports (please hold questions until end of each report for time purposes)

1. Roads
 - Goals for 2003 and beyond (Larry Hall)
2. Water
 - Update of Well Depth issue and final step (Greg Wambolt)
3. Open Space
 - Easement progress and update (Rusty Thulin)
4. Treasury
 - P&L report (Greg Wambolt)
5. Board Elections
 - Nominations (3 positions open)
 - Voting (Brent Ballard)

New Business*

(This is the time to make formal motions for discussion and a vote, must be recognized by the chair and a second is required.)

Member Comments*

(This is a time for voicing general concerns or communicating member goals for the new board in a concise and cordial manner. Must be recognized by the chair.)

Adjournment (no later than 9:15pm)

1. ***Note:** The annual meeting is designed to communicate information to the membership as a whole, elect new board members and provide definitive decisions on issues important to the members. It is not a time to bring up personal or member specific issues unless the topic needs the attention of the whole membership and the member(s) in question have been informed of the action and the proposal has been placed on the agenda. Please keep all comments polite and cordial.

WATER REPORT
DOUGLAS RANCH HOA
SEPTEMBER 26, 2002
WELL AUGMENTATION PROJECT

STEPS COMPLETED:

1. Filed application in early January 2002.
2. 90-day objection period was completed.
3. Approved by Division water engineers.
4. Letter of Water Court Decree has been provided to the water referee and this appears to be the last formality.

STEPS TO BE COMPLETED:

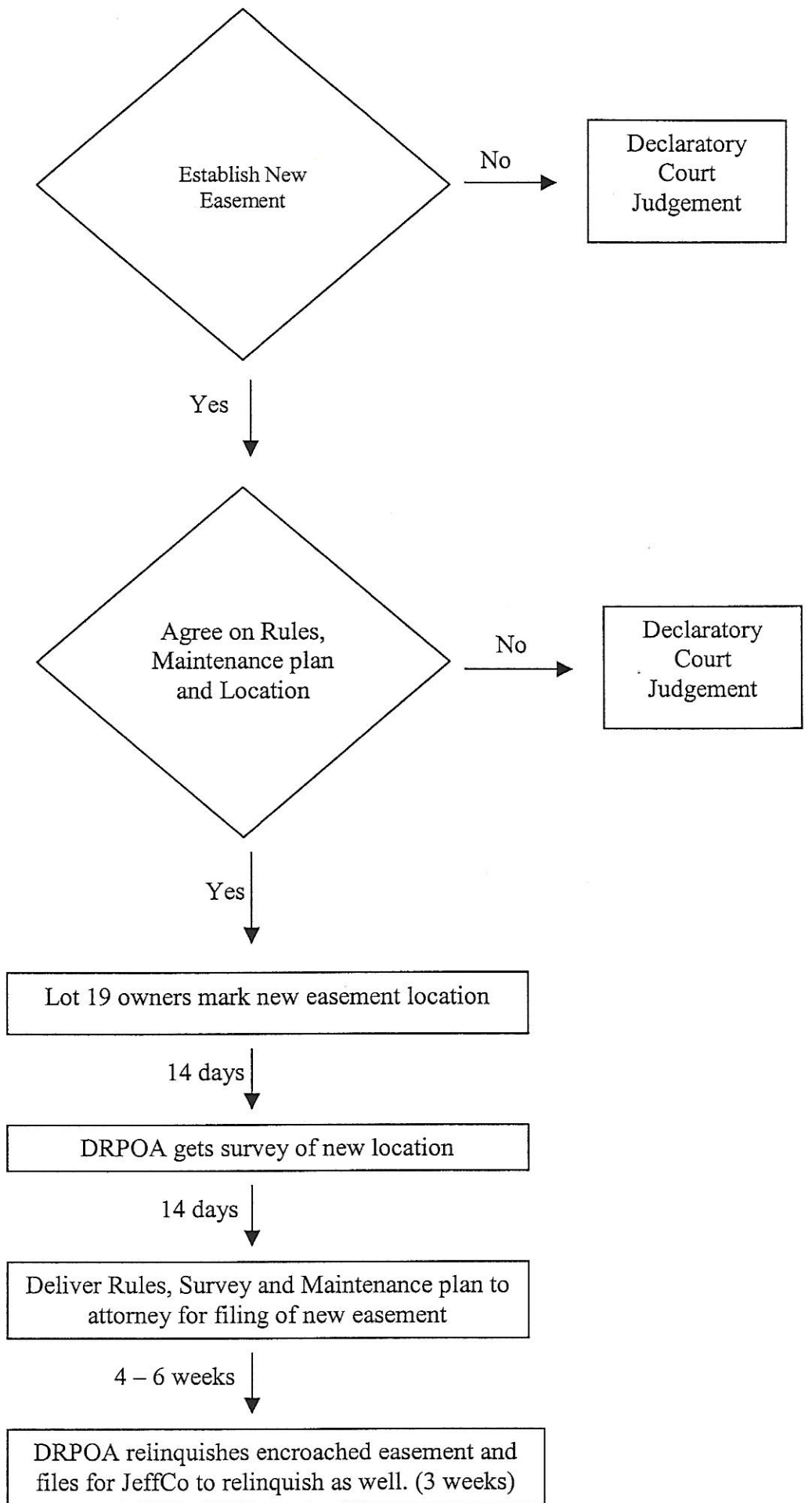
1. Provide Letter of Approval Water Court Decree and Proposed Covenant Change to all mortgage holders.
 - a. Other options?

Douglass Ranch Open Space Rules and Regulations

Section 5.84 of the Jefferson County Organization, Policy and Procedures Manual for Open Space Lands
as Amended by Douglass Ranch Board of Directors May 22nd, 2002

1. The Douglass Ranch Homeowners' Association and its members is the only intended beneficiary of the Open Space and Pedestrian Easement, no access is allowed to any other individuals except when accompanied by a member of the Douglas Ranch Home Owners Association.
2. The Douglass Ranch Open Space and Pedestrian Easement are for foot traffic only. It is prohibited to operate any motorized vehicle, bike, scooter or the like on either the Douglass Ranch Open Space or Pedestrian Easement.
3. It is prohibited to construct, place or maintain any kind of road, trail, structure, fence, enclosure, communication equipment, lights or other improvement on The Douglass Ranch Open Space and Pedestrian Easement including any fixed or permanent rock climbing hardware except to build and maintain the steps at the trail head.
4. The Douglass Ranch Open Space and Pedestrian Easement will be marked by discreet but clear markings. The owners of Lot 19 must approve the markings for the easement portion of the Open Space.
5. The Douglass Ranch Property Owners Association, property owners adjacent to the Open Space and the owners of lot 19 containing the Pedestrian Easement assume no liability for occurrences happening on or near the Open Space.
6. The Douglass Ranch Open Space and Pedestrian Easement is for use from one (1) hour before sunrise to one (1) hour after sunset.
7. All smoking is strictly prohibited on The Douglass Ranch Open Space and Pedestrian Easement at all times.
8. It is prohibited to build, start, light or maintain any fire of any nature on The Douglass Ranch Open Space and Pedestrian Easement.
9. It is prohibited to possess, ignite, or discharge fireworks or explosive devices upon The Douglass Ranch Open Space and Pedestrian Easement.
- 10. It is prohibited for any person to allow any animal under their custody, control or ownership to enter The Douglass Ranch Open Space and Pedestrian Easement. This includes Horses for the Pedestrian Easement as well.
- 11. It is prohibited for any children under the age of 16 to enter The Douglass Ranch Open Space and Pedestrian Easement unless accompanied by an adult member of the Douglass Ranch Home Owner's Association.

12. It is prohibited for any person to chase, attack, pursue, harass, cause injury or kill wildlife in any way or damage dens, burrows, dwelling or nests while on The Douglass Ranch Open Space and Pedestrian Easement.
13. Depositing or leaving any refuse, trash, or litter in or upon The Douglass Ranch Open Space and Pedestrian Easement is not permitted.
14. Hunting or trapping any wild animal or placing or setting traps on The Douglass Ranch Open Space and Pedestrian Easement is not permitted.
15. It is prohibited to possess, discharge or use firearms, or any launcher that propels objects including, but not limited to, BB's, paint pellets, pellets, arrows, rocks, marbles, balls, or water balloons on The Douglass Ranch Open Space and Pedestrian Easement.
16. Camping overnight on any part of The Douglass Ranch Open Space and Pedestrian Easement is not permitted.
17. It is prohibited for any person to engage in any activity on The Douglass Ranch Open Space and Pedestrian Easement which constitutes a hazard to the safety of self or other persons.
18. Conducting any commercial activity or concession or providing any service, product, or activity for which a fee is charged on The Douglass Ranch Open Space and Pedestrian Easement is not permitted.
19. Using sound amplification devices on The Douglass Ranch Open Space and Pedestrian Easement or permitting unreasonably loud noises, which could disturb others, is not permitted.
20. Throwing, discharging or launching any type of missiles or operating any remote controlled, self-powered, surface or aircraft on The Douglass Ranch Open Space and Pedestrian Easement is not permitted.
21. It is prohibited to feed or attempt to feed, any wildlife on The Douglass Ranch Open Space and Pedestrian Easement.
22. It is prohibited to interfere or attempt to interfere with any DRPOA Board Member, or Jefferson County Officer while in the performance of their duties to enforce these rules and regulations or give false or misleading information with the intent to mislead said person in the performance of their duties.



Douglass Ranch Home Owners' Association
 Bank Balances as of 09/26/02

Account	Balance	Interest Rate	Term	Maturity
CD 13549	\$16,728.57	2.77%	6 months	10/17/2002
CD 13591	11,244.27	2.97%	9 months	5/8/2003
CD 1639	6,894.71	4.50%	18 months	10/30/2002
Checking	11,659.32	1.47%		
Money Market	2,149.75	1.99%		
Design Review	2,249.40	2.00%		
Petty Cash	<u>41.20</u>			
Total	<u>\$50,967.22</u>			

Douglass Ranch Home Owners' Association
Yearly Comparison as of 09/26/02

Account Balances Comparison

	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>
Checking Account	\$9,491.36	\$7,190.83	\$7,705.02	\$6,687.96	\$8,535.61	\$8,627.09	\$1,249.24	\$3,193.38	\$11,659.32
Petty Cash	79.06	107.26	95.29	78.09	61.07	121.19	120.33	41.20	41.20
Money Market	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,121.51	2,149.75
Design Review	4,011.84	92.05	6,154.12	6,173.70	4,100.00	4,100.00	6,100.00	2,219.84	2,249.40
CD accounts	0.00	6,282.00	6,814.00	10,350.96	16,742.75	25,667.28	30,242.83	33,997.39	34,867.55
Total Balances	\$13,582.26	\$13,672.14	\$20,768.43	\$23,290.71	\$29,439.43	\$38,515.56	\$37,712.40	\$41,573.32	\$50,967.22

Income Comparison

	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>
Dues	\$12,600.00	\$12,600.00	\$12,600.00	\$12,600.00	\$12,600.00	\$12,600.00	\$12,600.00	\$12,600.00	\$12,600.00
Late Fee	0.00	182.00	0.00	167.25	30.00	45.00	61.50	33.00	0.00
Interest:									
Checking	38.56	244.91	247.11	302.44	295.46	169.73	54.18	125.01	118.06
Money Market	0.00	282.00	532.00	107.79	0.00	0.00	126.52	59.98	28.24
Design Review	0.00	0.00	0.00	0.00	0.00	0.00	0.00	107.00	29.56
CD accounts	0.00	0.00	0.00	350.96	391.79	924.53	1,920.10	1,834.46	870.16
Total Income	\$12,638.56	\$13,308.91	\$13,379.11	\$13,528.44	\$13,317.25	\$13,739.26	\$14,762.30	\$14,759.45	\$13,646.02

Expense Comparison

	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>
Accounting	\$0.00	\$0.00	\$0.00	\$0.00	\$380.98	\$0.00	\$400.00	\$450.00	\$450.00
Bank Charges	0.00	30.00	0.00	0.00	0.65	30.68	15.85	12.00	0.00
Back Party	0.00	30.36	0.00	0.00	48.85	222.20	268.63	278.55	0.00
Contribution	0.00	125.00	0.00	200.00	200.00	400.00	2,400.00	0.00	0.00
Forestry	0.00	0.00	0.00	0.00	0.00	2,705.25	275.00	50.55	342.20
Hospitality	0.00	52.77	0.00	75.00	0.00	37.84	136.23	77.65	279.54
Insurance	1,354.00	545.00	225.00	386.00	386.00	309.00	309.00	310.00	310.00
Legal	303.00	347.25	200.00	678.50	1,062.50	930.00	0.00	1,835.40	2,536.87
Meetings Expense	178.78	14.00	55.80	185.00	0.00	71.00	30.00	25.00	25.00
Office Supply	82.44	40.62	10.77	0.00	0.00	0.00	168.02	90.07	389.61
Pond Repair		1,684.32	1,316.80	0.00	0.00	0.00	0.00	5,930.25	0.00
Printing/Copying	30.28	43.98	3.60	0.00	9.00	43.85	245.00	116.18	0.00
Postage	65.88	77.15	32.77	30.80	32.80	72.11	40.61	44.92	92.47
Road Repair	0.00	550.00	0.00	2,200.00	0.00	0.00	1,465.00	0.00	0.00
Snow Removal	450.00	1,939.50	1,286.25	2,710.00	3,195.00	1,657.50	1,955.00	1,750.00	1,120.00
Taxes	0.00	868.10	126.00	244.00	246.00	261.00	345.00	298.00	149.00
Water Rights	0.00	168.38	128.36	130.38	130.38	139.61	159.61	139.61	139.61
Water Supply (Cistern)	0.00	0.00	7,634.50	30.04	0.00	0.00	0.00	0.00	0.00
Signs	0.00	187.00	20.47	0.00	0.00	0.00	39.09	0.00	0.00
Newsletter	0.00	77.57	107.91	96.03	76.37	108.09	352.30	0.00	0.00
Field Supplies	0.00	38.03	0.00	95.37	0.00	0.00	69.67	0.00	0.00
Total Expenses	\$2,464.38	\$6,819.03	\$11,148.23	\$7,061.12	\$5,768.53	\$6,988.13	\$8,674.01	\$11,408.18	\$5,834.30

Design Review

Income									<u>2002</u>
Design Review									\$2,400.00
Expense									817.82
Net Design Review									<u>\$1,582.18</u>

NOTES