

Board of Directors Meeting
Douglass Ranch Property Owners Association

August 8th, 1995

Present were: Ben Day, Jane Spooner, Mike and Kathy Rheinberger and David Froman.

Old Business

The condition of the pond was discussed further. Mike Rheinberger is working on determining what steps need to be taken to bring the pond up to functional. The current problems include a leak in the drain pipe and a non-functional gate. A proposal will be drawn up in regards to estimated repair costs. It was noted that considerable sediment has accumulated reducing the total volume of water therein.

In regards to the erosion issue, a letter will be sent to the county road maintenance department - Shaffer's Crossing office - requesting their attention to the erosion along Douglass Ranch Drive. If this is unsuccessful we may need to address the problem along with the private roads ourselves.

The annual property owners' meeting will take place September 21st from 7 to 9 pm at Elk Creek School. Primary topics will include election of two new board members replacing Ben Day and David Froman and a budgetary review. Maintenance issues may also be discussed is time allows.

All names of first mortgage holders have been collected. Letters will go out requesting a signature authorizing the by-law correction. Follow-up phone calls may need to be made.

New Business

A neighborhood pot luck will take place on September 17th at 1:00 at the end of Douglass Ranch Drive. Nancy Miller is arranging the details.

In reviewing the current budget and outstanding maintenance issues the question of our current income being sufficient was raised. It was decided that no change in dues is in order for this year.

Board Meeting
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Design Review

Bright - No response has been received to the letter sent by our attorney. Issues remaining include replacement of exterior lights and painting of bright metal on the roof.

Lewis - Discussion of the need for a trash container on Lewis' property continues. It was determined that no further action would be taken as long as the site was kept neat.

Stanzler - Plans are in the review process.