

8/16/00 (1)

**MINUTES OF THE  
REGULAR MEETING – BOARD OF DIRECTORS  
DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION  
AUGUST 16, 2000**

A regular meeting of the Board of Directors was held on August 16, 2000 at 7:00p.m. at Larry Hall's home. Present were Ted Bendelow, Larry Hall, Gary Jorgensen and Kevin Moats. Guests present were: Debra Hall and Jane Spooner

**Minutes**

Minutes of the July 19, 2000 meeting were approved as amended.

**Roads**

The cracks on Douglass Ranch private roads were sealed on August 14, 2000. Larry Hall will contact Rob Ragsdale within 10 days regarding snowplowing.

**Finances**

Gary Jorgensen presented the latest financial statement dated August 12, 2000. See attached statement.

**Design Review**

The Board received an anonymous letter listing various violations within Douglass Ranch. The Board agreed that anonymous letters will not be recognized and no action will be taken. Various violations within the community were discussed. Kevin will talk to Fred Wells, the Attorney for the association, about verbiage used by other associations regarding stored vehicles. The Design Review Committee will have Vision Land Consultants, the architectural consultants for Douglass Ranch, review several items for clarification. ~~The Board agreed that if they approve something it can be changed in the future but those impacted by the decision at the time would be grandfathered.~~ Adopting the Design Review changes is a priority for the next board meeting. Ted asked Kevin to check with Fred Wells to find out if the Design Review Standards are covered under Colorado Comm. Ownership Interest Act (CCOIA).

Increasing the construction deposit was discussed. A larger amount could be secured with a bond. Raising the amount and what form to use will be discussed at the next Board meeting.

The Design Review Board will remind homeowners of the need to keep their houses and properties well maintained to protect property values.

**Committees**

The covenant committee has had 2 meetings. The bylaws are finished. A great deal has been accomplished. Ted to resolve problems with water committee.

8/16/00  
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**Newsletter**

Newsletter will be distributed at the end of August. Newsletter will include pros and cons of reducing dues. Committees to give articles to Lore Geneder, editor, by August 26, for the newsletter.

**Sex Offender Facility**

Ted will find out how much other associations are donating to H.O.M.E.

**Maintenance**

Board approved volunteers from the community refurbishing entrance sign. Association will pay for materials (**Work was completed on September 6, 2000; the sign was repainted, missing rock was replaced and loose rocks were secured**).

**Board Meeting**

The sign at the entrance announcing the Board meetings will have the telephone number of the secretary for anyone wishing to find out the location of the meeting.

The next board meeting will be September 13, 2000, at the home of Kevin Moats. Meeting adjourned at 9:10p.m.

**INCOME / EXPENSE STATEMENT**

as of 08/12/00

<u>INCOME</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>TOTAL</u>
Initial Investment	1,253.08							1,253.08
Dues 1994	750.00							750.00
Dues 1995	10,005.00	2,400.00						12,405.00
Dues 1996		7,800.00	4,800.00					12,600.00
Dues 1997			5,700.00	6,900.00				12,600.00
Dues 1998				1,200.00	11,400.00			12,600.00
Dues 1999					1,800.00	10,800.00		12,600.00
Dues 2000							3,000.00	12,600.00
Late dues fees		182.00		167.25	30.00	45.00	61.50	485.75
Interest - Bank Checking	38.56	244.91	247.11	302.44	295.46	169.73	87.66	1,385.87
Interest - Schwab/Money Market		282.00	532.00	107.79			73.79	995.58
Interest - Bank CD				350.96	391.79	924.53		1,667.28
Architect design review deposit						1,125.00	1,037.50	2,162.50
<b>TOTAL INCOME</b>	<u>12,046.64</u>	<u>10,908.91</u>	<u>11,279.11</u>	<u>9,028.44</u>	<u>13,917.25</u>	<u>16,064.26</u>	<u>10,860.45</u>	<u>84,105.06</u>
<b>EXPENSE - Recurring</b>								
Annual meetings	178.78	14.00	41.80	21.00	0	71.00		326.58
Semi-annual meeting			14.00	164.00				178.00
Attorney	303.00	131.50	200.00	678.50	1,787.50	930.00		3,305.50
Attorney refund					(725.00)			
Block party		30.36			48.85	222.20		301.41
Donation		125.00		200.00	200.00	400.00		925.00
Flowers		52.77		75.00		37.84	99.43	265.04
Insurance	1,354.00	545.00	385.00	386.00	386.00	309.00		3,205.00
Insurance refund			(160.00)					
Newsletter		77.57	107.91	96.03	76.37	108.09	352.50	818.47
Copying	30.28	43.98	3.60		9.00	43.85	84.19	214.90
Postage	52.63	64.15	19.77	10.80	12.80	48.11		208.26
PO Box rental	13.25	13.00	13.00	20.00	20.00	24.00	24.00	127.25
Snow removal	450.00	1,939.50	1,286.25	2,710.00	3,195.00	1,657.50	1,675.00	12,913.25
Taxes		868.10	126.00	244.00	246.00	261.00	345.00	1,100.47
Taxes refund			(989.63)					
Water rights		168.38	128.38	130.38	130.38	139.61	20.00	717.13
Architect design review							2,628.75	2,628.75
<b>EXPENSE - Non-Recurring</b>								
Advertising			24.65					24.65
Bank fees		30.00			0.65	30.68	15.85	77.18
Schwab 1 fees				13.79				13.79
Recording fees		215.75						215.75
Field supplies		38.03		95.37			39.67	173.07
Signs		187.00	20.47					207.47
Office supplies	82.44	38.20	10.77					131.41
Telephone		2.42						2.42
Road repair		550.00		2,200.00				2,750.00
Professional fees					380.98		400.00	780.98
Cistern			7,634.05	30.04				7,664.09
Pond		1,684.32	1,316.80					2,432.37
Pond refund				(568.75)				
Pine Beetle Control						2,705.25	275.00	2,980.25
<b>TOTAL EXPENSE</b>	<u>2,464.38</u>	<u>6,819.03</u>	<u>10,182.82</u>	<u>6,506.16</u>	<u>5,768.53</u>	<u>6,988.13</u>	<u>5,959.39</u>	<u>44,688.44</u>
<b>NET PROCEEDS</b>	<u>9,582.26</u>	<u>4,089.88</u>	<u>1,096.29</u>	<u>2,522.28</u>	<u>8,148.72</u>	<u>9,076.13</u>	<u>4,901.06</u>	<u>39,416.62</u>
Checking Account	9,491.36	7,190.83	7,705.02	6,687.96	8,535.61	8,627.09	1,249.24	
Petty Cash	79.06	107.26	95.29	78.09	61.07	121.19	120.33	
Schwab / Money Market		6,282.00	6,814.00	0.00	0.00		7,704.22	
Certificate of deposit				10,350.96	16,742.75	25,667.28	30,242.83	
Design Review Acct.	4,011.84	92.05	6,154.12	6,173.70	4,100.00	4,100.00	6,100.00	
Less acct payable	(4,000.00)	0.00	(6,000.00)	(6,000.00)	(4,000.00)	(4,000.00)	(6,000.00)	
<b>TOTAL ASSETS</b>	<u>9,582.26</u>	<u>13,672.14</u>	<u>14,768.43</u>	<u>17,290.71</u>	<u>25,439.43</u>	<u>34,515.56</u>	<u>39,416.62</u>	

BENDELOW & DARLING, P.C.

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July 28, 2000

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Re: Douglass Ranch Homeowners Association

Dear Fellow Board Members:

I attended a meeting at Holland & Hart on Friday afternoon concerning the proposed construction of the Sex Offender Unit along Colorado 126. There were approximately a half dozen people in attendance. We met with George Cerrone, former Assistant Denver City Attorney, newly hired at Holland & Hart concerning representation by Holland & Hart on this issue. I have known George for a number of years and he is a fine attorney. Members of the Group presented the situation to George at some length, including a recap of the "meeting" that took place where the idea was first introduced the other night, a review of the report that has been prepared by Jefferson County on the subject, and a general explanation of why the facility is inappropriate for that area, in addition to the normal nindy arguments. I suggested that I thought the costs would be a minimum of \$5,000 to a maximum unknown. George agreed with the probable minimum, and indicated that his hourly rate is \$300.00 per hour, and that he would involve substantial junior staff at substantially less hourly rates, which is consistent with my experience. At the end of the meeting the group met privately and decided that they did want to go ahead with retaining Holland & Hart and adopted an acronym name of "HOME" being an acronym for "Help Our Mountain Environment." I was asked to serve as the head of the legal committee, and prepare the corporate papers on Monday to form the corporation.

I expressed my concern regarding the costs and my personal experience that it is very difficult to raise funds for these activities. I indicated that the association was not committing any funds to this activity. The group indicated they had a pledge of substantial funds from a variety of people and had in excess of \$10,000 already committed with the understanding that our association is taking no financial position in the matter, and that I am agreeing to chair the legal

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July 28, 2000

Page 2

committee, individually, and not representative of the association, I agreed to proceed in that capacity. The organization was formed on Monday, and the organization in turn retained Holland & Hart and probably a lobbyist to work at the state level with the State Land Board regarding the proposed land transfer.

Wednesday notes:

I attended an organization meeting on Tuesday night. HOME is organized into various committees - legal, public relations, research, etc. The meeting was excellent. HOME has now raised over \$13,000 and is proceeding with its plans.


Thursday notes:

I met today with others and selected a lobbying firm.

I will try to keep you informed at the matter progresses, and if need be, will call a board meeting on short notice if it appears necessary.

Respectfully,

BENDELOW & DARLING, P.C.

  
Edward M. Bendelow

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