

September 27, 2000

## **Douglass Ranch Board of Directors Meeting Minutes**

- First meeting of the newly elected Board. Called to order at 7:00 p.m. Introductions followed.
- Officers elected and committee liaison positions chosen.
  1. Lore Genender, President: Forestry, Pine Beetle, and Hospitality Committees
  2. David Adrian, Vice President: Roads Committee
  3. Gary Lenhart, Treasurer: Water Committee
  4. Bryan Collier, Design Review Committee Chairman
  5. Brent Ballard, Secretary: H.O.M.E. and Harmonization Committees
- The Board agreed that a letter to Peak National Bank was necessary to let the bank know who the new officers are, and to delete the former officers from their list of authorized Board members. Brent Ballard is to draft and send the letter.
- Next meeting called for October 24, 2000.
- Meeting adjourned at 9:00 p.m.

September 24, 2000

Dear Douglass Ranch Property Owners Association (DRPOA) Board Member,

First, I wish to congratulate you all on your newly elected positions as Board Members. I sincerely hope your tenure will be enjoyable and productive. Unfortunately, there will be no continuing Board members to smooth your transition. At your first meeting, your initial order of business will be to elect officers (the 5 positions are: President, Vice President, Treasurer, Secretary, and Chairman of the Design Review Committee). In addition, you will need to agree on liaisons to the various standing committees. The liaison to the Design Review Committee is obvious; the six additional committees are: Roads and Erosion, Water and Septic, Harmonization of Association Documents (covenants, etc.), Hospitality, Forest Management, and Pine Beetle. The latter three have historically demanded the least time commitment from their respective Board liaisons (they generally "run themselves"). Because there are seven committees and only five Board members, there will need to be some doubling-up. One logical pairing would be to have the same person serve as liaison to both the Pine Beetle and the Forest Management Committees. I suggest you consult recent former Board members in terms of requirements and responsibilities associated with the various office positions and committee liaison roles. During my two-year stint as Treasurer of the Board, I have continued to use the Quicken-based financial book system established by Bill Ebert when he was Treasurer. I have also developed a number of computer-based bookkeeping forms and formats and would be happy to work with the next Treasurer to transfer this information, along with an abundance of additional details that need to be conveyed (one of the most pressing things will be to get all of the names on the various financial accounts changed over to the new Board members). I'm sure that other former Board members will be equally willing to help as well. Finally, each of the outgoing Board members has a notebook that contains a copy of all of the Association documents and all of the minutes of the various Board and Association meetings. These are "traveling" records, meant to be passed along to new Board members; you should be sure these are all transferred.

At the end of last Wednesday's Association meeting, Gary Lenhart observed that the happiest people in the room appeared to be the outgoing Board members. I would like to share why that was true at least with me, and why I was unwilling to run again for the Board. Life is too short and too precious to be constantly engulfed in bickering and contentiousness. During the past few years, the DRPOA Board has attempted to institute much-needed progress (for example, establishment of committees chartered to develop 5-year plans, harmonization of the various Association documents, etc.). These efforts have been hampered because too many people are terrified by the prospect of positive change; all they really desire of Board members is to serve as a committee of ever-vigilant watchdogs to scrupulously guard their precious status quo. Too much time is spent by the Board in having to deal with nit-picking, backbiting, and malicious (even slanderous) topics advanced by various dissidents from around the neighborhood. Almost immediately upon being elected 2 years ago, I lost interest in serving as a covenant policeman and having to put up with the shortsightedness and pettiness that pervades Douglass Ranch.

For those of you who are unaware of these undercurrents, I would like to elaborate. My family has lived here for ten years and we have seen these problems develop first hand. When we purchased our property, there were no covenants. When we built our home the Design Review Committee consisted of an architect under retainer to the developer. When we moved here our only neighbors were ten lots away; the second filing (lots 20-42) existed only on paper. Problems began to stir even before the homeowners took possession of the Association in 1994. A number of opposing opinions and factions emerged; the main discord has been over the purpose and intent of the covenants: whether they are to be interpreted and enforced as the letter or the spirit of the law. For some, these are viewed as god-given (by the developer) to protect us from ourselves; for others these are meant to provide guidance to be tempered with neighborly spirit and common sense. Another aspect is whether the emphasis is on buying a home to raise a family (that may include children and pets) in a pleasant mountain setting, or purchasing an investment in an exclusive and sterile retirement community. An additional controversy involves a willingness to spend money for common good (through the various committees, donations, block parties, etc.) versus a tight-fisted penny-pinching hoarding mentality that "not a cent should be spent except, possibly, for roads". Then there is the issue of self-appointed covenant police who patrol the streets to assure no stone is out of place and no trash can is left standing too long. Related to this are the incessant complainers who write endless letters to the board, the design review committee, and to individuals, reviling them about a square inch of unpainted shiny metal or a square foot of extra lawn to be watered. Oftentimes, this escalates to anonymous reporting of neighbors to county and state officials (about any number of petty concerns including weeds, slash, barking dogs, ATV's, etc.) who then threaten unsuspecting homeowners with excessive bills for having something cleaned up, exorbitant fines, or even being thrown in jail for failure to comply! One reason the Hospitality Committee has been such a success is that now new members moving into the neighborhood are greeted with a bouquet of flowers and a warm welcome instead of being presented with an extensive checklist of unsuspected items associated with their new domicile that are "out of compliance", along with a demand to "immediately remedy the situation."

Each of you will have to decide where you stand on these issues and how much you can reasonably tolerate. I hope this information is useful and wish you all the best of luck!

Sincerely,



Gary Jorgensen

cc: Ted Bendelow  
Larry Hall  
Kevin Moats