

**MINUTES OF THE  
REGULAR MEETING - BOARD OF DIRECTORS  
DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION  
SEPTEMBER 16, 1996**

DRAFT 9/17/96

A regular meeting of the Board of Directors was held on September 16, 1996, at 7:00 p.m. at Martha Williams' home. All Board Members were present.

1. Minutes of August Meeting. The minutes of the August, 1996 meeting were read and approved with minor changes.

2. Financial Report. The Treasurer presented the August, 1996 financial report, a copy of which is attached hereto as Attachment A. It was reported that all of the expenditures pertained to pond work and maintenance as follows: \$150.00 - grading, \$8.90 for hardware, and \$6.00 for fish. The miscellaneous expenses were \$5.04 for certified mail and \$16.15 for the snowplowing ads. The Treasurer reported that expenditures to be paid next month would be \$21.00 for rental of the school for the DRPOA annual meeting, \$250.00 for one load of riprap, and the D&O and liability annual insurance premium of \$385.00

3. Design Review:

(a) The Design Review Chairman had nothing to report this month.

(b) Stanzlers. It was noted that Stanzlers' property continues to experience erosion. It was reported that Stanzlers have consulted an engineer regarding this property and are aware of the problem. Stanzlers hope to have their driveway paved before the end of October, 1996.

4. Annual Meeting.

(a) Procedures/Forms. The Board discussed the procedural matters and ballot forms to be used at the annual meeting and election of Board members. The Board agreed to the suggestion of forming an "election committee" at the annual meeting to write down names of attendees and to count ballots, etc. This Board agreed that the committee should be comprised of two persons who are neither current Board members nor running for the Board. Bob Brand agreed to prepare the form for Member sign-in and Dick McAtee will prepare the ballot form.

(b) Agenda. Dick McAtee presented a proposed form of agenda for the annual meeting. Additional items to be included in the agenda were proposed and discussed. Time limits for specific topics were agreed upon. The Elk Creek Elementary School gymnasium has been rented for 3 hours and the Board agreed that if it appears that the meeting should extend beyond that time, the Board will propose holding an additional meeting to continue discussion with respect to specific topics, such as the Lot 29 easement issue. Dick McAtee will encourage Robert Kessler to attend to make a presentation to the Members regarding the Lot 29 easement issue. Should Kessler not attend, the Board agreed that it would make a summary presentation to the Members of the information that had been made available to the Board.

(c) Minutes. Martha Williams agreed to take the minutes of the annual meeting.

(d) Meeting. The Board agreed to meet at 6:30 p.m. in order to get the gymnasium ready for the 7:00 p.m. meeting.

5. Snowplowing. A discussion was held regarding snowplowing bids for this season. It was reported that the Board has not yet received any response to recent calls placed to our past snowplower, Andy. In response to further solicitation by the Board for additional bids, one credible bid was received by Dick McAtee from Shadow Mountain Maintenance. Dick reported that this contractor charges \$60/hour and estimates it would take him approximately 2-3 hours to clear a 6-8" snowfall in Douglass Ranch. Additionally, the contractor would plow individual driveways at a cost of \$25 per time. It was noted that, in the past, Andy had charged \$45/hour, but that he may be raising his rates to \$50/hour; however, that was unconfirmed as no contact has been made with Andy yet this season. It was decided, in the event we do not hear from Andy, that Shadow Mountain appears to be a viable option, in that this contractor has been in the area for 12 years, has \$500,000 liability insurance, has a fleet of 5 trucks and is located approximately 10 minutes away. The Board will continue to try to make contact with Andy and obtain a bid for this season's snowplowing.

6. Lot 29 Easement. Board members briefly discussed the 8/28/96 presentation made by Robert Kessler and the issues raised in that presentation. It was confirmed that all Board members had received a letter from the owner of Lot 30 in opposition to the easement. Dick McAtee reported that he had responded to Mr. Burke's letter and that response was read to the Board. For discussion purposes only, the Board agreeing that no decision would be made at this time, the Board discussed possible stipulations that would be required in the event that the easement is granted.

7. Pond. It was reported that one load of rip-rap had been delivered by Wallworks. This was the cheapest load, at a cost of \$250. Dick McAtee sent a letter to Robert Kessler in response to Kessler's letter of July \_\_\_, 1996, requesting reimbursement for installation of the dry hydrant. A copy of Dick's letter is attached as Attachment B.

8. Fire Cistern. It was reported that Wallworks will give the Board a bid to dig out the current tank and replace the gravel. Wallworks estimates it will take approximately 4 loads of gravel to properly bed the tank. This matter will be an item of agenda to be discussed at the annual meeting.

9. Covenant Enforcement.

(a) Driveway Paving. It was reported that, following consultation with counsel, letters have been sent to Cliff Cockburn and the Adrians reminding them of the driveway paving requirement. It was agreed that Dick McAtee would request Cockburn and Adrians to try to coordinate their paving with Stanzlers' paving in mid-October in order to get their driveways paved before the winter season. The Board discussed options and actions it may take should there be no response from the owners.

(b) Wackers. It was reported that Dick McAtee spoke with the Wackers and they were advised of the requirements to store their trailer, to restrict use of their ATV to maintenance use only on their property, and to restrict their dogs from roaming loose off their property.

(c) Moats. It was reported that the jetskis have been stored and are out of sight.

(d) Souter. It was reported that the issue of lawn irrigation had been discussed with Bill Souter.

10. Proposed Rule to Augment Covenants. Proposed rule to augment covenants (see Attachment C) was discussed. The Board agreed that this rule should be adopted and that it should be added to the Design Review Standards at page 11 under the heading "Restoration and Repair." This change will be recorded.