

4 present - Jane, Mike, Ben  
David

Board of Directors Meeting  
Douglass Ranch Property Owners Association

July 11th, 1995

Old Business

Julie Cummings has left Kessler/Erlich. Ben Day will be taking over her responsibilities in regards to Douglass Ranch. Ben will discuss with Cliff Cockburn the sealing of the pond drain pipe.

Jane Spooner has determined that it is too late to protest the tax valuation of the open space this year. We will have another chance to file a protest at the time taxes are due next year.

In regards to the By-Law correction issue, letters will go out for the names of the mortgage companies of the balance not yet collected. Currently we have the names of seventeen mortgage companies with seventeen more to get (eight lots are free and clear).

A sign for the entrance "A Covenanted Community" was approved; the sign to be wooden in harmony with our main "Douglass Ranch" sign and to cost \$225.00.

New Business

Erosion problems near the roads need to be addressed before winter. Mike and Wayne will research rock to be laid down on the roadsides and report back at the next meeting.

Proposed date for the annual homeowners' meeting is September 14th with alternates of September 7th or 21st.

Design Review

Bright - Our attorney, Stephen Groome, has been asked for help in resolving the remaining issues of exterior lighting and bright metal on the roof.

Adrian - Mike Rheinberger will draft a letter on behalf of the board requesting a date for the completion of the paving of their driveway. The letter will be sent out upon the approval of the board.

Jones/Lewis - Letters have been sent out requesting a dumpster and porta-potty on these two construction sites.

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Design Review cont'd

Moats - A plan has been submitted for a new deck off of their lower level.

Schmidt - will be asked to fully comply in planting trees in front of their satellite dish prior to moving.

Stanzler (lot #22) - The question regarding an easement for a turnaround will be pursued.

David will pursue registering changes in the Design Standards with the county so that they may be more easily accessed by realtors and title companies.

The next board meeting is scheduled for August 8th, at Jane Spooner's house.