

# Douglass Ranch

PROPERTY OWNERS ASSOCIATION, INC.

Post Office Box 603

Pine, CO 80470

## DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION MINUTES OF SPECIAL MEETING - JULY 21, 1994 AND MEETING NOTICE - AUGUST 25, 1994

On July 21, 1994 a special property owners meeting was held at Frontier Park, a quorum was present. At that time, letters of resignation from Robert Kessler, President, Joel Ehrlich, Vice President, and Julie Cummings, Secretary/Treasurer were accepted. An interim Board of Directors was elected with the power to conduct business until a permanent board is elected. The interim Board consists of Bob Brand, Marcella Cockburn, Dave Froman, Michael Rheinberger and Jane Spooner.

The next Douglass Ranch Property Owners Association, Inc. meeting will be held Thursday, August 25 1994, 7:00 p.m. at the Elk Creek Elementary School gymnasium. A five member Board of Directors will be elected. The new Board of Directors will elect officers at their subsequent board meeting. The following property owners have indicated a willingness to serve if elected.

Marcella Cockburn  
Ben Day  
Dave Froman  
Michael Rheinberger  
Jane Spooner

If you would like your name included for nomination to serve on the Board or have any concerns, comments or agenda items, please call Jane Spooner at 303-838-7561 and leave a message. Included in this mailing is a proxy card for your use if you are unable to attend the August 25th meeting. Please make sure your card, if used, is received prior to the meeting date.

Sincerely,  
Interim Board of Directors

# Douglass Ranch

1725 Blake Street Third Floor  
Denver, Colorado 80202  
Phone (303) 295-7878  
Fax (303) 295-7755

## AGENDA

### SPECIAL MEETING OF MEMBERS DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION, INC.

July 21, 1994, 7:00 p.m.  
Location: Frontier Park

- ✓ 1. Call to order
- ✓ 2. Proof of call of meeting, notice of meeting
- ✓ 3. Examination of list of members (Class A) and inspection of proxies
- ✓ 4. Announcements of a quorum
5. Particular business of meeting
  - ✓ a. Resignation of Declarant, Douglass Ranch Venture, Inc.
  - ✓ b. Resignation of current Board of Directors and current Officers
  - ✓ c. Election by Class A Members of new Board of Directors
  - ✓ d. Discussion of additional items to be addressed in connection with resignation of Declarant
    - ✓ i) change of registered agent and office of Association by new Board of Directors
    - ✓ ii) amendment of Bylaws by the new Board of Directors to amend Article II, Offices of the Association
    - ✓ iii) delivery of corporate account to new Board of Directors
    - ✓ iv) set date to deliver books and records of Association to new Board of Directors and discuss pending business
6. Adjournment



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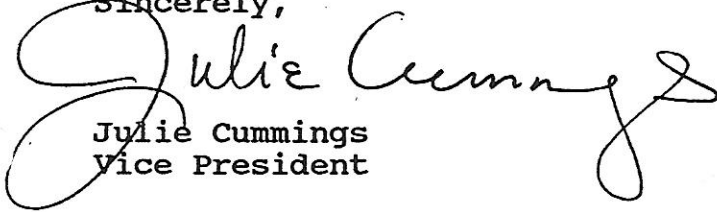
July 21, 1994

Douglass Ranch Property Owners Association

Re: Resignation of Declarant

In accordance with the By-Laws and Declaration as of 5/13/94  
Douglass Ranch Venture relinquished its Class B Membership in the  
Douglass Ranch Property Association.

Sincerely,

A handwritten signature in cursive script that reads "Julie Cummings". The signature is written in black ink and is positioned to the right of the typed name and title.

Julie Cummings  
Vice President

# Douglass Ranch

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Denver, Colorado 80202  
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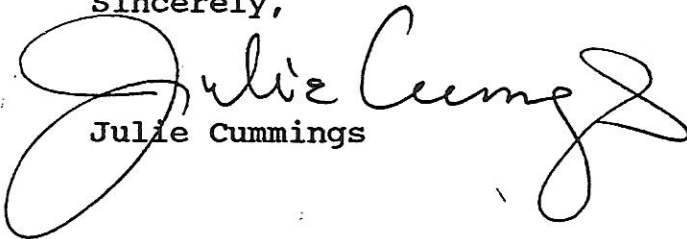
July 21, 1994

Douglass Ranch Property Owners Association

Re: Resignation of Board of Directors and Officers

In accordance with the By-Laws and Declaration of the Association,  
as of 7/21/94 I relinquish my all positions in the Douglass Ranch  
Property Association.

Sincerely,



Julie Cummings

# Douglass Ranch

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July 21, 1994

Douglass Ranch Property Owners Association

Re: Resignation of Board of Directors and Officers

In accordance with the By-Laws and Declaration of the Associations,  
as of 7/21/94 I relinquish my all positions in the Douglass Ranch  
Property Association.

Sincerely,

Handwritten signature of Joel Ehrlich in cursive script, with a small 'jm' monogram at the end.

Joel Ehrlich

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July 21, 1994

Douglass Ranch Property Owners Association

Re: Resignation of Board of Directors and Officers

In accordance with the By-Laws and Declaration of the Associations,  
as of 7/21/94 I relinquish my all positions in the Douglass Ranch  
Property Association.

Sincerely,

  
Robert Kessler

# Douglass Ranch

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TO: Douglass Ranch Property Owners

FROM: Robert Kessler, President  
Joel Ehrlich, Vice-President  
Julie Cummings, Secretary/Treasurer  
Douglass Ranch Property Owners Association

SUBJECT: RESIGNATION OF CLASS B MEMBERS AND DECLARANT  
Election of new Board of Directors

DATE: THURSDAY, JULY 21, 1994

TIME: 7:00 - 8:30 p.m.

LOCATION: FRONTIER PARK - 12555 Highway 285  
(on service road one block south of Long Brothers  
Garage - 3.3 miles south of the Safeway in Conifer)