

Douglass Ranch Property Owners Association

Meeting Minutes

February 13, 2003

Present: Colleen Jorgensen, RJ Silber, Rusty Thulin, Greg Wambolt , guests: Ivan and Loren Fuentes

Meeting began with a presentation on the future plans for Meadow Creek B & B. by Ivan and Loren. They are building a multifunction enclosed facility next to the current barn. They now have a massage therapist available for guests and community members.

Lynn S. Jordan's was unable to attend and her presentation has been postponed.

Committee Reports:

Roads

It was voted to contract with Reserve Data Analysis, Inc. to do a professional data analysis and reserve study for our roads.

It was voted to plow the steep spot of Meadow Ridge in a 1" snow, for a trial period from now until March 15, 2003.

Hospitality

The association has committed to hosting an April 10th fireman's thank-you dinner. Colleen will organize the event.

Old Business:

The board discussed the easement issues relating to lot 19. We have received a response from our legal council and will conform to that recommendation, it is as follows.

Easement Discussion Points

From Fred Wells

2-6-3

1. We tried to resolve a long lasting dispute in the most efficient and easiest way.
2. We don't know what the legal challenge is at this point.
3. Our Attorney has advised us not to speculate on what a suit might be about.
4. The new easement is something that can be used at the moment.

Meeting adjourned at 9 pm

Douglass Ranch Property Owners Association
Board Meeting Agenda
2/13/3

Special Guest

1. Ivan & Loren Fuentes – Future plans for Meadow Creek B&B
2. Lynn S. Jordan - Attorney at Law from Powers Phillips (**CANCELLED**)

Committee Reports

1. Roads
 - Give info and vote on reserve study
 - Discuss and vote on 1” proposal
2. Hospitality
 - Committed to April 10th Fireman’s thank-you dinner - now what?
 - Newsletter next month - any input?

(because of time we will skip other committee reports this month)

Old Business

1. Lot 19 Easement
 - Continuing situation with Bendelow & Hall

New Business

Easement Discussion Points

From Fred Wells

2-6-3

1. We tried to resolve a long lasting dispute in the most efficient and easiest way.
2. We don't know what the legal challenge is at this point.
3. Our Attorney of the association has advised us not to speculate on what they might be suing us about.
4. The existing easement is something that can be used.