

**Minutes Of The
Douglass Ranch Property Owners Association
Board of Directors
August, 1996**

The August meeting of the Board of Directors was held on November 11, 1996, at 7:00 PM. Members in attendance were:

Dick McAtee Mike Reinburger Robert Stanzler David Baumgartner

Call To Order: The meeting was called to order by Dick McAtee, President.

Financial Report – Mike Rheinburger, Treasurer

| | | |
|------------------------|-------------|-----------|
| Beginning balance | \$17,000.00 | |
| Ending balance to-date | \$16,732.48 | 16,827.77 |

Dick McAtee asked Mike to prepare a historical summary of association expenses and a preliminary budget for the next Board meeting.

Dick McAtee asked Mike to explore higher yield investments for the reserve funds with a caution against locking up the funds for extended periods of time.

Design Review Committee – David Baumgartner, Chairman Review Committee

Current membership of the Design Review Committee:

David Baumgartner, Chairman
Kathy Rheinburger
Bobbi Kay
Dick Shepler
~~Douglas McAtee~~

Moats have purchased lot 36. All correspondence regarding lot 36 should be directed to them.

Presidents report – Dick McAtee, President

Dick McAtee will file claim in Jefferson County Small Claims against Robert Kessler for approximately \$570 to recover the costs of installing a dry hydrant in the water retention pond. All board members present agreed to proceed with the legal action.

Dick McAtee will send a letter to the realtor for lot 7 stating the requirements for driveway and landscaping.

A letter was sent to David Wacker, lot 16, regarding the proper storage of his trailer. Wacker indicates that he will comply with the design standard stated in the letter. Use of lot 15 to access trailer was discussed in light of the vegetation damage caused by tire wear.

Presidents report – Cont'd

Discussion regarding closing or blocking the street to lot 5. Decision depends on whether Gail Hammond retains ownership of the lot and whether the street is need for fire department turnaround.

An estimate was received from Western Paving to add 2 inches of paving to one mile of Association streets..An estimate of \$3.70/sq yd indicated a cost of \$40,000.

Cistern

Tank is repaired and installed. Mesa believes the tank is structurally sound. They repaired approximately 50 cracks.

During excavation, it appeared that insufficient pea gravel was in place to enclose and protect the tank. The tank also appeared to be resting on several large rocks. The tank was originally buried to a depth of six feet to the top of the tank.

During excavation, two holes were poked in the tank by the backhoe causing and extra repairs worth \$200. It was proposed that the excavator payoff the amount by doing Bobcat work on the side of some roads or delivering a load of riprap.

Other Business

Mike Rheinburger – Suggestion to have a session with the Association attorney to discuss the Board members responsibilities and liabilities.

A general understanding to retain semiannual property owners meetings was reached.

General discussion of clauses in the Association by-laws that are contradictory or could present difficulties.

Meeting Adjourned

The next Board meeting was scheduled for December 30, 1996 at 7:00 PM.