



Douglass Ranch News

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Official Notice

Annual Meeting October 20th

The Annual meeting will be at Meadow Creek Bed & Breakfast. Please find along with this notice a proxy that can be given to a trusted neighbor who can vote for you if you are unable to attend the meeting.

At this year's meeting there will be the usual officer reports as well as the election of three new board members. We will also be voting on a motion to raise our annual dues by \$50 per year. The reason for the increase is because of inflationary and budget pressures. From 1994 to 1996 the average annual operating cost was \$6,810. The average costs in 2001 to 2003 were \$10,508. Because of expected expenses to fix the pond hydrant (\$1200), build easement steps (\$1200) and increases in our insurance premiums (\$1000) our 2005 Budget total is \$13,986 which is about \$800 over our expected 2005 income. With other looming expenses like road signs, fences and other infrastructure repairs we need to build some margin into our budget to remain financially healthy. A full financial report will be provided at the annual meeting.

We already have three people who have accepted nomination to run for the three open board seats at the meeting. The candidates are Tom Sosnowski, Dan Volini, and Richard Koth. If you are going to be absent at the annual meeting, but already know how you want to vote for board members or the dues increase, feel free to use your proxy as an election ballot and deliver the signed proxy with your votes to any board member prior to the meeting.

Some of you have brought treats to share after the meeting each year. They are always appreciated and everyone is encouraged to stay and socialize after the meeting.

The Board hopes we have a record turnout this year. Last years meeting ran one hour and 15 minutes.