

At Ben's - Ben, Bob, Dave, Jane & Mike Present

Board of Directors Meeting
Douglass Ranch Property Owners Association

June 13th, 1995

Old Business

- 1) The loss of water in the pond was discussed. It appears that there is a crack in the sleeve of the drain pipe. An inquiry will be made of Julie Cummings as to who did the initial installation to see if they would be willing to repair it.
- 2) In regards to the correction of Section 9.2 of the CC&Rs, all but sixteen property owners have been contacted for their first mortgage information. These remaining property owners were assigned to various members of the board.
- 3) The Hwy.285 access issue was brought up. It has been stated that the Property Owners Association currently has no financial responsibility in regards to providing a turn lane accessing Douglass Ranch Drive from northbound Hwy. 285. per Julie Cummings. The board will need to continue monitoring the situation.

New Business

- 1) A landscape committee was formed by Jane Spooner and Kathy Rheinberger. They will circulate a flyer seeking volunteers.
- 2) The newsletter was discussed. A quarterly newsletter was proposed - to be sent out in January, April, July and October. It was decided that in order to assure agreement amongst the board as to the contents and wording of the newsletter, issues will be submitted to the secretary prior to the board meetings preceding each mailing, so that a draft can be prepared and submitted for approval.
- 3) It is rumored that a prospective buyer for the Box's house has recreational off-road vehicles that they would like to use on their property. The issue was discussed and it was decided that this would constitute a violation of the CC&Rs under Section 8.11. The secretary will draft a letter to the buyer and his realtor indicating that this would constitute a nuisance and hence not be allowed.
- 4) The excessive tax valuation of the open space land was discussed. Jane Spooner will attempt to appeal, although the deadline has passed.

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Design Review

1) Mike Rheinberger will send a letter to the Lewises and Joneses, the owners of lots #32 and #42 respectfully requesting a trash container and porta-potty be present during their construction.

2) Amir Massihzadeh has resigned from the Design Review Board. A search will commence for a replacement member.

3) Bob Brand has set a date of September 1st, 1995 for the paving of his driveway. This date was unanimously approved by the board. The grandfathering in of homes with unpaved driveways at the time the 18 month period was instituted (at the February 7th, 1995 board meeting) also affects the remaining unpaved driveway on lot #17 (the Adrians). The Adrians will be contacted to see if a commitment can be obtained in regards to a completion date.

The next meeting of the board was set for July 11th, 1995 at the Fromans'.