

Douglass Ranch Property Owners Association
Annual Meeting Minutes
October 20, 2004

Meeting called to order at 7:10 by president Gail Hite.
Members personally present 28
Minutes from the previous year read and approved.

New neighbors, the Anaretta's and the Sosnowski's were introduced.

President's reports

1. Treasurer's report: Financial reports were presented. The association is ahead on the road accounts by about \$15,000 because of reduced expenses. Thanks to Deb for a great job. Questions from the floor were addressed.
2. Forestry: A couple of trees in the development have gotten infested with pine beetle.
3. Design review: Only minor things have been happening.
4. Roads: The county resurfaced Douglass Ranch Drive and the homeowner's association had a seal coat put on the private roads.
5. Hospitality Committee: Thanks to Diane Moats for heading the committee. The picnic was a success and well attended.

Board Elections

Nine Proxy's were received. Nominations for new officers are Tom Sosnowski, Rick Koth and Dan Volini. There was a motioned and seconded to accept the three nominations to the board. The members were approved by a yes vote.

New Business

The board has proposed to the association that the dues be increased by \$50. It was suggested by Bonnie that the new board make the decision prior to January. There is an amendment to the motion to have the new board to immediately examine the need for a dues increase. After discussion, Bonnie withdrew her motion. It has been moved and seconded to increase the dues by \$50. There were 24 votes for and 10 votes against.

The outcome of the easement litigation was discussed. It has been recommended that the new board to address is the issue of having dogs on a leash in the open space.

Thanks to the outgoing board.
Meeting adjourned at 8: 16