

# Douglass Ranch Homeowners Association

## Meeting Minutes of the Board of Directors

**Meeting Date: October 20, 2005**

The Annual Board Meeting convened at the Meadow Creek Bed and Breakfast. The following board members were present:

Leigh Ebert	Vice President
Rick Koth	Treasurer
Tom Sosnowski	Secretary
Rusty Thulin	Acting President

1. **Call to Order:** The meeting was called to order by acting President Rusty Thulin at 7:12 PM. A count of attending households indicated that the required quorum was available to conduct business.
2. **Introduction of New Members:** The following new members of the community were introduced:
  - a. Keith & Susan Festag
  - b. Eugene & Shelly Ferraro
  - c. William & Tracy Harnisch
  - d. Pat & Ann Scagan
3. **Selected Committee Reports:**
  - a. **President's Report**
    - Easement Steps Construction
    - New Legal Representation
    - Mitigation Pond Fire-hydrant Repair
    - Mitigation Pond Inspection
    - Road Plan Review
    - New Board Insurance Policy Established
    - Covenants Review
    - Inspection and Repair of Road Sign Posts
    - Concrete Batch Plant Re-Zoning Application, Information and Status
    - Firefighter Dinner
    - Annual picnic
  - b. **Treasurer's Report**

The financial report, copy attached, was reviewed.
4. **Nomination and Election of New Board Members:** Three board positions were open. The following association members were nominated to fill the open positions:
  - Ms. Kay Collier
  - Mr. Norm Dunn
  - Mr. Eugene Ferraro
  - Mr. Terry Sickler

# Douglass Ranch Homeowners Association

## Meeting Minutes of the Board of Directors

Mr. Ferraro spoke on behalf of his candidacy and said that, although he was a new member of the community, he felt a civic duty to contribute by running for the board.

Mr. Kevin Moats read a note in which he praised the friendliness and neighborliness of the community. He further indicated that he thought any new candidate should have some experience in the community before being elected to the board and asked the membership to consider that in their vote.

Members voted and the votes were counted. Ms. Collier, Mr. Dunn and Mr. Sickler were awarded the most votes and will become the new board members.

Mr. Koth and Mr. Sosnowski will continue their positions on the board.

### 5. Comments and Questions from the Floor

- a. Ms. Lore Genender said she had tried out the new stairs to the Commons Area and found them to be difficult to climb. She asked if that might be remedied. Former President Volini responded that the stairs were constructed in response to a court mandate. The board had difficulty locating a vender and the resulting costs of construction exceeded the budget. The primary goal here was to meet the court mandate at the minimum cost.
- b. Ms. Connie Davis noted that the construction of the cement plant at Schaffers Crossing had been approved by the county but actual construction will likely be put off for a few years.

### 6. Adjournment

The meeting was adjourned at 8:30 PM by acting President Thulin.

Respectfully Submitted



Thomas P. Sosnowski, Secretary

# Douglass Ranch Homeowners Association

## Meeting Minutes of the Board of Directors

### Douglass Ranch Home Owners' Association Budget Yearly Comparison as of 09/30/05

#### Income Comparison

	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>
Dues	\$12,600.00	\$12,600.00	\$12,600.00	\$12,600.00	\$12,600.00	\$12,600.00	\$12,600.00	\$12,600.00	\$12,600.00	\$12,600.00	\$12,300.00	\$14,350.00
Late Fee	0.00	182.00	0.00	167.25	30.00	45.00	61.50	33.00	0.00	0.00	0.00	0.00
Interest:												
Checking	38.56	244.91	247.11	302.44	295.46	169.73	54.18	125.01	163.27	50.82	55.58	49.63
Money Market	0.00	282.00	532.00	107.79	0.00	0.00	126.52	59.98	39.81	12.93	75.01	42.41
Design Review	0.00	0.00	0.00	0.00	0.00	0.00	0.00	107.00	41.72	13.51	12.28	20.72
CD accounts	0.00	0.00	0.00	350.96	391.79	924.53	1,920.10	1,834.46	1,149.41	650.43	607.01	551.49
Total Income	<u>\$12,638.56</u>	<u>\$13,308.91</u>	<u>\$13,379.11</u>	<u>\$13,528.44</u>	<u>\$13,317.25</u>	<u>\$13,739.26</u>	<u>\$14,762.30</u>	<u>\$14,759.45</u>	<u>\$13,994.21</u>	<u>\$13,327.69</u>	<u>\$13,049.88</u>	<u>\$15,014.25</u>

#### Expense Comparison

	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>
Accounting	\$0.00	\$0.00	\$0.00	\$0.00	\$380.98	\$0.00	\$400.00	\$450.00	\$450.00	\$220.00	\$220.00	\$0.00
Bank Charges	0.00	30.00	0.00	0.00	0.65	30.68	15.85	12.00	0.00	0.00	0.00	0.00
Block Party	0.00	30.36	0.00	0.00	48.85	222.20	268.63	278.55	0.00	182.12	150.00	211.76
Donation	0.00	125.00	0.00	200.00	200.00	400.00	2,400.00	0.00	0.00	0.00	0.00	0.00
Forestry	0.00	0.00	0.00	0.00	0.00	2,705.25	275.00	50.55	342.20	0.00	0.00	2,000.00
Hospitality	0.00	52.77	0.00	75.00	0.00	37.84	136.23	77.65	321.22	156.61	326.86	192.16
Insurance	1,354.00	545.00	225.00	386.00	386.00	309.00	309.00	310.00	310.00	500.00	500.00	1,050.00
Legal	303.00	347.25	200.00	678.50	1,062.50	930.00	0.00	1,835.40	3,828.29	3,176.75	2,230.10	1,074.35
Meetings Expense	178.78	14.00	55.80	185.00	0.00	71.00	30.00	25.00	51.95	0.00	100.00	100.00
Office Supply	82.44	40.62	10.77	0.00	0.00	0.00	168.02	90.07	389.61	120.22	0.00	0.00
Pond Repair		1,684.32	1,316.80	0.00	0.00	0.00	0.00	5,930.25	0.00	0.00	0.00	600.00
Printing/Copying	30.28	43.98	3.60	0.00	9.00	43.85	245.00	116.18	57.40	202.00	0.00	0.00
Postage	65.88	77.15	32.77	30.80	32.80	72.11	40.61	44.92	116.86	67.99	36.00	36.00

# Douglass Ranch Homeowners Association

## Meeting Minutes of the Board of Directors

Road Repair/consulting	0.00	550.00	0.00	2,200.00	0.00	0.00	1,465.00	0.00	3,700.00	500.00	9,630.00	0.00
Snow Removal	450.00	1,939.50	1,286.25	2,710.00	3,195.00	1,657.50	1,955.00	1,750.00	1,260.00	2,515.00	1,830.00	3,495.00
Taxes	0.00	868.10	126.00	244.00	246.00	261.00	345.00	298.00	149.00	0.00	0.00	0.00
Water Rights	0.00	168.38	128.36	130.38	130.38	139.61	159.61	139.61	139.61	168.45	168.45	204.60
Water Supply (Cistern)	0.00	0.00	7,634.50	30.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Signs	0.00	187.00	20.47	0.00	0.00	0.00	39.09	0.00	0.00	0.00	0.00	0.00
Newsletter	0.00	77.57	107.91	96.03	76.37	108.09	352.30	0.00	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.11
Field Supplies	0.00	38.03	0.00	95.37	0.00	0.00	69.67	0.00	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	<b>\$2,464.38</b>	<b>\$6,819.03</b>	<b>\$11,148.23</b>	<b>\$7,061.12</b>	<b>\$5,768.53</b>	<b>\$6,988.13</b>	<b>\$8,674.01</b>	<b>\$11,408.18</b>	<b>\$11,116.14</b>	<b>\$7,809.14</b>	<b>\$15,191.41</b>	<b>\$9,021.98</b>