

9/8/99

**Minutes of the  
Douglass Ranch Property Owners Association  
Board of Directors, September 1999**

The September meeting of the Board of Directors was held on September 8, 1999 at 7:00 p.m. Members in attendance were Bill Ebert, Richard Bibeau, Kevin Moats, Gary Jorgensen, and Larry Hall

**Call to Order:** The meeting was called to order by Bill Ebert, President

**Minutes:** Richard Bibeau, Secretary presented previous minutes. Approved by the Board with following correction. The Board approved a request from the hospitality committee to purchase a welcome basket for new homeowners at the cost of \$50.00 per new resident on an ongoing/as needed basis.

**Financial Report:** Gary Jorgensen, Treasurer present a current financial report. Approved by the Board.

**Design Review Report:** Lot 8 was discussed. The Design Review Committee has approved an invisible fence. Regarding the three dogs, if the problem is not resolved by the annual meeting, the owners will petition the community for resolution.

**Old Business:** 5 Year Plan. Pine beetle control and costs will be addressed each year. Homeowners are encouraged to take personal responsibility for pine beetle control. Water issues are under study. Forest management is under continuous study and Connie Davis will give a report at the annual homeowner's meeting. Douglas Ranch Dr. will be resealed in 2000. Side roads are our responsibility. Douglas Ranch Dr. will be repaved in 2002.

**New Business:**

- The Board approved a snowplowing contract with Douglas Rankin, DBA Arrow Mesa Construction, Inc.
- The Annual Homeowner's Meeting is scheduled for October 20, 1999 at the Elk Creek Fire Station.

**Adjournment:** Meeting was adjourned at 9:00 p.m.

- **BYLAWS** - Article X, Section 3, page 13 of our Bylaws requires the property owner to "...notify the Board of the name and address of the mortgagee...and shall file conformed copies of the note and security instrument with the Board." This requirement has not been enforced in the past because it violates the right to privacy. This bylaw was put in place to allow the Board to comply with the 75% first mortgage holder or deeds of trust provision above. If the above provision is adopted, this provision of the Bylaws could also be eliminated at a future home owners meeting. Bylaws need to protect the Association, not violate the rights of the property owners.
- **PAST PRACTICES** - In the past, some Board of Directors, have circumnavigated the 75% first mortgage holder or deed of trust provision by just inserting a "new amendment" into the Design Standards, on a Board vote, and enforce the amendment as a covenant. Why did they do this, the 75% first mortgage holder or deed of trust provision is to hard to deal with and is not timely. Secondly, many property owners want to keep their financial information private. While removing the 75% first mortgage holder or deed of trust provision will not, in itself, eliminate the practice of not fully informing the membership before changes are made, it is the first step to update the Covenants and make it easier, and more timely, for the property owners to be involved when changes need to be made.

The Board unanimously approves the elimination of the 75% first mortgage holder or deed of trust provision. We urge all Members of the Association to attend this Special Meeting, voice opinions and cast their vote.

If you are unable to attend, please fill out the attached PROXY and get it to a Board member or a neighbor to bring to the meeting. No votes will be accepted after the voting has closed.

detach

**PROXY  
DOUGLASS RANCH PROPERTY OWNERS ASSOCIATION  
SPECIAL MEETING HELD  
AUGUST 18, 1999**

I, \_\_\_\_\_, Lot # \_\_\_\_\_, hereby authorize the holder of this proxy

to cast the vote, as indicated below, on my behalf.

Proposal # 1      YES \_\_\_\_\_      NO \_\_\_\_\_      (check one)

Proposal # 2      YES \_\_\_\_\_      NO \_\_\_\_\_      (check one)

\_\_\_\_\_  
signature

### **Membership and Voting**

#### Covenants II:

Class A and B shares  
No cumulative voting

#### Articles V:

Class A and B shares  
No cumulative voting

#### Bylaws III:

As set forth in the Articles

### **Officers**

#### Covenants III (2)

Initial Board of 3 members

#### Articles VII

No fewer than 3 and no more than 5 Directors  
Initial board of 3 Directors  
Each Director...3 year term

#### Bylaws VI

3 Directors  
Elected annually

### **Douglass Ranch Rules**

#### Covenants III (3) / X (4)

Board can make rules

#### Articles IV (b) / XVII

Board can make rules

#### Bylaws

Board can make rules

### **Assessments**

#### Covenants IV (2c) / IV (5)

Established by the Board

#### Articles

No comments

#### Bylaws VIII (1) / IX (1)

Determination made by the Board

## **PROPOSED CHANGES**

### **ARTICLES:**

- 1) Delete all references to Robert Kessler and Douglass Ranch Ventures
- 2) Delete all references to Class A/B voting stock
- 3) Membership and voting should be as set forth in the Bylaws
- 4) The Board shall have power to alter, amend or repeal the Bylaws
- 5) Registered office and agent
- 6) Meetings outside the county
- 7) Association mailing address
- 8) Add Committees that are ongoing
- 9) Changes should be approved by 75% of all property owners

### **BYLAWS:**

- 1) Delete all references to Robert Kessler and Douglass Ranch Ventures
- 2) Delete all references to Class A/B voting stock
- 3) Establish a number for Directors
- 4) Establish a term for Directors
- 5) Remove Board members compensation fixed by Board members
- 6) Filling of vacancies, Board now fills vacancies
- 7) Dues determined by the Association vs. the Board
- 8) Establish absentee voting procedures
- 9) Establish an annual meeting date and time
- 10) Establish an appeal process for Board or Design Review decisions
- 11) Changes should be approved by 75% of all property owners



**COVENANTS:**

- 1) Delete all references to Robert Kessler and Douglass Ranch Ventures
- 2) Delete all references to Class A/B voting stock
- 3) Delete 75% consent of First Mortgage Holders requirement
- 4) Membership and voting should be as set forth in the Bylaws
- 5) Changes should be approved by 75% of all property owners

**DESIGN and REVIEW:**

- 1) Rewrite standards to make clearer and easier to follow
- 2) Remove items that do not pertain to new and existing construction
- 3) Changes should be approved by 75% of all property owners
- 4) Remove page 12 and restate in proper documents
- 5) Move statement page 6 (re: ..garaged or out of sight..) to the covenants

# INCOME / EXPENSE STATEMENT

as of 07/12/99

<u>INCOME</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>TOTAL</u>
Initial Investment	1,253.08						1,253.08
Dues 1994	750.00						750.00
Dues 1995	10,005.00	2,400.00					12,405.00
Dues 1996		7,800.00	4,800.00				12,600.00
Dues 1997			5,700.00	6,900.00			12,600.00
Dues 1998				1,200.00	11,400.00		12,600.00
Dues 1999					1,800.00	10,800.00	12,600.00
Late dues fees		182.00		167.25	30.00	45.00	424.25
Interest - Bank	38.56	244.91	247.11	302.44	295.46	133.29	1,261.77
Interest - Schwab 1		282.00	532.00	107.79			921.79
Interest - Bank CD				350.96	391.79	398.90	1,141.65
<b>TOTAL INCOME</b>	<b>12,046.64</b>	<b>10,908.91</b>	<b>11,279.11</b>	<b>9,028.44</b>	<b>13,917.25</b>	<b>11,377.19</b>	<b>68,557.54</b>
<b><u>EXPENSE - Recurring</u></b>							
Annual meetings	178.78	14.00	41.80	21.00	0	21.00	276.58
Semi-annual meeting			14.00	164.00			178.00
Attorney	303.00	131.50	200.00	678.50	1,787.50	561.00	2,936.50
Attorney refund					(725.00)		
Block party		30.36			48.85		79.21
Donation		125.00		200.00	200.00	400.00	925.00
Flowers		52.77		75.00			127.77
Insurance	1,354.00	545.00	385.00	386.00	386.00		2,896.00
Insurance refund			(160.00)				
Newsletter		77.57	107.91	96.03	76.37		357.88
Copying	30.28	43.98	3.60		9.00		86.86
Postage	52.63	64.15	19.77	10.80	12.80	10.23	170.38
PO Box rental	13.25	13.00	13.00	20.00	20.00	24.00	103.25
Snow removal	450.00	1,939.50	1,286.25	2,710.00	3,195.00	1,080.00	10,660.75
Taxes		868.10	126.00	244.00	246.00	261.00	755.47
Taxes refund			(989.63)				
Water rights		168.38	128.38	130.38	130.38		557.52
<b><u>EXPENSE - Non-Recurring</u></b>							
Advertising			24.65				24.65
Bank fees		30.00			0.65	0.39	31.04
Schwab 1 fees				13.79			13.79
Recording fees		215.75					215.75
Field supplies		38.03		95.37			133.40
Signs		187.00	20.47				207.47
Office supplies	82.44	38.20	10.77				131.41
Telephone		2.42					2.42
Road repair		550.00		2,200.00			2,750.00
Legal fees					380.98		380.98
Cistern			7,634.05	30.04			7,664.09
Pond		1,684.32	1,316.80				2,432.37
Pond refund				(568.75)			
Pine Beetle Control						970.00	970.00
<b>TOTAL EXPENSE</b>	<b>2,464.38</b>	<b>6,819.03</b>	<b>10,182.82</b>	<b>6,506.16</b>	<b>5,768.53</b>	<b>3,327.62</b>	<b>35,068.54</b>
<b>NET PROCEEDS</b>	<b>9,582.26</b>	<b>4,089.88</b>	<b>1,096.29</b>	<b>2,522.28</b>	<b>8,148.72</b>	<b>8,049.57</b>	<b>33,489.00</b>
Checking Account	9,491.36	7,190.83	7,705.02	6,687.96	8,535.61	6,166.51	
Petty Cash	79.06	107.26	95.29	78.09	61.07	2,080.84	
Schwab 1 Account		6,282.00	6,814.00	0.00	0.00		
Certificate of deposit				10,350.96	16,742.75	25,141.65	
Design Review Acct.	4,011.84	92.05	6,154.12	6,173.70	4,100.00	4,100.00	
Less acct payable	(4,000.00)	0.00	(6,000.00)	(6,000.00)	(4,000.00)	(4,000.00)	
<b>TOTAL ASSETS</b>	<b>9,582.26</b>	<b>13,672.14</b>	<b>14,768.43</b>	<b>17,290.71</b>	<b>25,439.43</b>	<b>33,489.00</b>	