

Minutes of Pine Ridge Ranch Board of Directors Meeting—Sept. 13-2008

Meeting was called to order by Jim @ 1007

Board Members in Attendance: Jim Stover-president, Mary Jane Woods-vice president, Terry Barnes-director, Deb Raudins-director, Chuck Leon-director, Sharon Leon-secretary, Tona Mendoza-treasure

Members in Attendance: Laurie Stover, Dick Gosselin, Linda Gosselin, Les Schmidt, Charlene Schmidt

Minutes:

Sharon read the minutes, Mary Jane made a motion to accept as read, Terry 2nd, all approved.

Treasure's Report:

Tona read the report, Mary Jane made a motion to accept as read, Chuck 2nd, all approved.

Old Business:

1) Roads, Terry talked to Jim Blocker about the roads and mowing them at a cost of \$3,000 plus, also grading the roads. We need an estimate on how much cost. Jim makes a motion to 1) Have Terry coordinate with Jim Blocker to mow within the next 3 days from entry to lot 69. Remainder of the \$3,000 to be spent on areas requiring center mowing. 2) After mowing Dick Gosselin will volunteer his time and be reimbursed for fuel and maintenance to run the road boss implement over smaller roads at a current price of \$50.00 per mile.

3) Jim Blocker to grade from main gate to Tollefson's driveway. Deb 2nd, all approved. Jim made a motion for a \$3k per mowing budget, (beginning April-May). Board to 1) approve budget for mowing 4 times of the next season, but not to exceed \$12k. 2) To establish process of mowing times and communication process. 3) Appoint a weed abatement manger and have them contact available board member for concurrence to contract mowing agent. Deb 2nd, all approved.

Trash: Mary Jane gave Terry a list of who was mailed a letter about trash pick-up and who all responded to the letter. Terry will talk to TDS.

By-Laws: Jim gave all board members a copy of the By-Laws, Articles of Incorporation, and CC&R'S with discrepancies. Talk is tabled till next meeting, giving all members a chance to look over and discuss what needs to be corrected to make all documents in line with one another.

New Business:

1) Meetings for the rest of the year will be held on Oct. 18th & Nov. 8th

2) Road crew plan is to mow when the grass and weeds are 8 to 10 inches tall. Also make a plan to budget for mowing 4x a year May-Sept, which was previously discussed under old business. Dick Gosselin to check when mowing needs to be done, then he will call terry to get the job done.

3) Rebate: Tona talked about \$270 rebate per electrical parcel of the original 94 who bought in. Tona will check with the bank about the cost of them sending out checks. Board would like this done by Oct. 1st. A motion was made to go with the bank if the cost did not exceed \$300. If the cost is more the board will discuss how and when to do themselves. Mary Jane 2nd, all approved.

4) Bills: Tona talked about a bill for board ins. In the amount of \$1520, due 10-20-08. Jim made a motion to pay, Deb 2nd, all approved. Jim turned in a voucher for a certified letter for \$5.32, also a voucher for a laminated map in the amount of 422.68. Mary Jane makes a motion to pay the vouchers, Terry 2nd, all approved.

5) Tona to check on a web up grade and report back at the next meeting.

Deb makes a motion to adjourn meeting, Terry 2nd, all approved.

Next meeting will be 10-18-08 at the senior center in Ft. Laramie.