

Pine Ridge Ranch Property Owners Association

Board of Directors Meeting Minutes for 4-25-09

The meeting was called to order at 10:08 a.m. by Jim Stover in the home of Chuck and Sharon Leon

Those in attendance were:

Jim Stover – President
Mary Jane Woods – Vice President
Deb Raudins - Director
Terry Barnes – Director
Chuck Leon - Director
Tona Mendoza – Treasurer
Laurie Stover – Member

Previous Minutes

Jim read the previous meeting's minutes. Mary Jane moved to approve the minutes, with changes. Chuck seconded. All approved.

Treasurer's Report

Tona presented the treasurer's report (attached). The report was unanimously accepted as written.

Old Business

ROADS

Terry reported that Jim Blocker had completed two (2) snow removals (March 25 and April 5 & 6). Blocker also had completed two (2) gradings: On Pine Ridge Road, from main gate to second cattle guard, Brooks Blvd and Tollefson. Terry also recommended several sections in need of gravel: Buffalo Blvd and Big Bear Blvd. Terry will discuss and schedule with Blocker. Will wait until the end of May/beginning of June before laying new material. Discussion about temporary snow fences. Concerns raised about the responsibility of putting them up/taking them down. Suggested that cutting the grass farther back from the road would help with drift in some areas. Board will budget for four (4) mowings to occur. Suggested months: May, June, August and September, at a projected cost of \$3000/mow.

TRASH

No further action taken at this point. Terry will follow-up and report at next meeting.

GRAZING MAP

No further action taken at this point. Jim will follow-up and report at next meeting.

ANNUAL MEETING

Chuck reported for Sharon on the caterers. Are getting prices from Chicken Hut, Pizza Hut. Buck's Pizza can supply wings, pizza and salad for about \$4/person. We have rented the 4H building at the Fair Grounds in Torrington and checks are needed for the deposit (\$125) and rental fees (\$125). Sharon will follow-up with caterers.

PROXY VOTING

Laurie reported on the progress of the set-up. Once complete, directors will do a "test run" on the process. Process will be operational for the June annual meeting. Discussion on possible items for members to vote on: staggered terms, PRRPOA stamp, date and time of annual meeting, number of board of directors

ROAD SIGNS

It was decided to table this item and bring it before the membership at the annual meeting in June.

New Business

BOARD NOMINATIONS

All board members have volunteered to participate as the Nominating Committee for the 2009 annual membership meeting. To date, zero (0) nominations have been received by the board. Discussion on possibility of not having a board of directors and how that would affect the property and property owners. Discussion on possibility of conference calls to enable participation from members who live outside the immediate area. Laurie and Tona will explore costs associated with a conference call system. Jim will draft a letter to current ranch residents re: participation on the board.

Call for Bills

Terry presented a bill from Jim Blocker for road grading - \$1296.00

Tona presented two bills from Jim Blocker for snow removal - \$600.00 and \$500.00

Chuck presented a bill for the 4H building rental (rental and deposit) - \$250.00

Motion to pay the bills passed unanimously.

Next Meeting Date

May 23 at 10:00 a.m.

Location TBD.

At 12:18 p.m., motion was made and carried to adjourn meeting.