

Pine Ridge Ranch Property Owners Association

Board of Directors Meeting Minutes for 6-6-09

The meeting was called to order at 10:16 a.m. by Jim Stover on the bench beside the Fort Laramie Fire Hall
Those in attendance were:

Jim Stover – President
Mary Jane Woods – Vice President
Deb Raudins - Director
Tona Mendoza – Treasurer
Laurie Stover, Dick and Linda Gosselin – Members

Previous Minutes

Minutes from the previous meeting were not available.

Treasurer's Report

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

Old Business

MOWING

Appears to be completed by Jim Blocker. Blocker has also spread some gravel in low spots; washboard effect has largely been resolved.

GRAZING MAP

Tona is still working to get this finalized with Arnold.

ANNUAL MEETING

Deb R. discussed the plans and budget for the annual meeting meal. Bulk of expenses will be purchased at last minute to preserve freshness. Most of canned goods have been purchased at very low cost. Paper goods have already been purchased as well and Deb will provide snacks too.

PROXY VOTING

Demonstration of proxy voting is now present on the PRRPOA web site to provide some understanding to all owners of how the process will ultimately operate. Also noted was the fact that with the web host provider package, free email addresses are available for association members. Laurie will explore this and provide instructions for anyone who may be interested. Laurie will be submitting bill for the proxy voting setup.

LOT 73 LATE FEES

Jim spoke to the bank regarding their request for these fees to be waived. The plan is to inform the bank the fees cannot be waived. Jim has not connected with the bank yet, still playing phone tag.

New Business

ANNUAL MEETING

Jim is developing an agenda for the meeting. This will include:

- 1) Posing a question to the membership regarding exploration of equipment purchase by the board for long term road maintenance (to be operated by a contractor).
- 2) Consideration of a building fee when construction begins to cover heavy equipment road damage
- 3) Discussion of some basic info regarding construction considerations—types of roads the haulers will encounter, value of using local contractors as they have more knowledge of the area and PRR roads, etc.
- 4) Outstanding dues/late fees. May want to discuss how to deal with these, including filing of liens.

Call for Bills

Bill was presented for the web proxy voting development – \$650.00
Anticipating a mowing and gravel expense from Jim Blocker
Motion to pay the bills passed unanimously.

Tabled Items

- Owners email addresses: will make means of sharing these at meeting; will not be adding to web
- Utility ownership: have requested documentation from Don B. reflecting agreement regarding utility rebate with new

Electric Utility Rebate checks will be issued (when applicable) on the last business day of January of each calendar year.

Next Meeting Date: Annual Meeting
June 20 at 4:00 pm
4H building at Goshen County Fairgrounds

Motion was made and carried to adjourn meeting.

Respectfully submitted by
Mary Jane Woods, VP