

PRRPOA Board Meeting Minutes

Page 1 of 2

Pine Ridge Ranch Property Owners Association

Board of Directors Meeting Minutes for 1-16-10

The meeting was called to order at 10:05 a.m. by Mary Jane Woods at the home of Ken Eickhoff

Those in attendance:

Mary Jane Woods – President, Deb Raudins – Vice President, Ken Eickhoff, Pat Licklider, Walley Lamb – Directors,
Tona Mendoza – Treasurer

Guests: Jim Blocker, Laurie Vanous (prospective buyer)

Previous Minutes

Tona read minutes from the previous meeting. Motion made and passed to approve minutes as read.

Treasurer's Report

Tona presented the treasurer's reports (see attached). Motion made and passed to approve treasurer's report as read. Deb asked Tona to update the 4th quarter on the Expenses Summary sheet.

Old Business

ROAD COMMITTEE

Discussion of Culvert on Coyote Way: possibility of removing existing culvert and bringing in rock. Jim estimates job could be done with a couple of loads of rock, a couple of hours of labor, for approx. \$700-\$1000. This approach would facilitate water flowing across the road, would be more cost effective and would require less maintenance. If remove culvert, it will be saved for reuse at later date.

Pine Ridge Road: some extensive work needs to be done and needs to be a top priority. Jim will take a look and provide an estimate (very rough guesstimate - \$4000).

Board asked Jim to identify areas in need of gravel: he recommends the main arteries Pine Ridge, Tollefson and Brooks

Oregon Trail: Jim says about a truck load of gravel and some minor road work on the bend would cost about \$300, if incorporated with other projects.

Deb reminded Jim to indicate on his invoices where each load of gravel is laid/where work is completed

Motion by Ken: Jim is authorized to spend up to \$5000 on gravel and labor to re-gravel areas in most need. Pat seconded, all approved.

Will revisit special road projects at Feb. meeting, with the plan to begin them in March

SNOW FENCES/SNOW REMOVAL

Two biggest problem areas: Buffalo Blvd and Pine Ridge by the bluff/first cattle gate. The temporary snow fences would need to be placed within private property, easement area would not be far enough away to be effective. Board feels this should be addressed at the annual meeting. Ken asked Jim to provide an estimate (price/foot) to create a temporary snow fence. Jim suggested an alternative: creating windrows from existing snow. Discussed possibility of reflector posts to define the road edge.

Walley suggested a snow route instead of having all roads open: Pine Ridge and Brooks. Board is budgeting \$3000 for snow removal.

MOWING

Jim suggests mowing and touch-up of road two weeks before annual meeting.

Jim proposes an early June mowing, again in July and then September before first frost (3 mowings at \$3000 each)

Reminded Jim about Casey Trail and Spray Way—be sure to mow beyond the cattle gates

LOT 25 CONCERNS

Ken spoke with owners of Lot 25 and reported the board's findings from visit to Oregon Trail. Owners seemed to understand and be satisfied with board's decision.

TRASH SERVICE

Deb spoke with Chuck again but no progress had been made. Deb will contact Chuck to set up a February meeting with the city. Deb will also get the necessary contacts information needed from Chuck.

ROAD BOSS

Deferred until April or when Dick returns.

COLOR PALETTE

Tabled until next meeting.

ANNUAL MEETING

Tona was unable to reach anyone at Ft. Laramie Town hall. Pat will check on rental of new community center in Ft. Laramie: rental fee, what is included (chairs, tables, kitchen, podium, microphone, etc) Tona will contact the 4H building on availability, rate, microphone, etc. Deb has agreed to do the catering again this year. At the next meeting we will discuss menu.

New Business

OREGON TRAIL IMPROVEMENTS

Jim Blocker reported a re-graveling of that road last spring. Board did revisit the issue of the bend the owners were concerned about and Jim will address it with another project (see Road Committee section above). Ken will contact Lot 25 about revised plans.

LETTER FROM LOT 50

Mary Jane read letter from lot 50 re: landowners dissatisfaction with gate and road condition. Board did speak with Arnold (at the Nov. meeting) about their concerns; Arnold is expecting a call from them directly. Mary Jane will compose a response to the latest letter.

LETTER FROM LOT 44

Mary Jane read letter from lot 44 re: landowners dissatisfaction with dues increase. Mary Jane will compose a response to letter.

LIST OF PROPERTY OWNERS

It was suggested to the Board to provide a list of lot #s with names of owners to all landowners. Deb is concerned about privacy restrictions and will do some investigating on this behalf. This will be put on the agenda for the annual meeting.

ISSUES FOR BALLOT/PROXY VOTING

Deb spoke with Laurie Stover re: online proxy process. Process is good to go; designer will need a month to implement the process. Deb has begun a list of possible voting issues and will bring to next board meeting, along with her proposed presentation. Tona will draft a nomination/interest in serving letter to members, including a request for for email contact. Will email draft to board once complete.

GOAL SETTING

Mary Jane would like board to establish goals for the coming year.

UTILITY CHECKS

Checks for this account need to be ordered. Tona would like to put an expiration on the checks ie. Void after 90 days. Board approved.

OPEN FLOOR DISCUSSION

Laurie Vanous:

Interested in purchasing lot 39. Asked board about location of telephone lines and site stakes. Referred him to the phone company. Joseph has ranch map with coordinates, which Deb will email to all.

Call for Bills –

None submitted.

Next Meeting Date:

Feb. 20 at 10:00 at Buckhorn Ranch (Ken Eickhoff's place). Deb will provide munchies.

Motion made, seconded and carried to adjourn meeting at 1:30 pm.

Respectfully submitted by Tona Mendoza, Treasurer, acting Secretary