

PRRPOA Board Meeting Minutes
Pine Ridge Ranch Property Owners' Association
Board of Directors' Meeting, Saturday, October 30, 2010
The meeting was called to order at 10:09 am by Mary Jane Woods at Fort Laramie Fire House.
Those in attendance: Mary Jane Woods, Les Schmidt, Ken Eickhoff, Pat Licklider, Tona Mendoza

Previous Minutes

Minutes were reviewed by board prior to the meeting. Motion to approve with spelling correction, seconded. Previous minutes approved by all.

Treasurer's Report

Tona presented the Treasurer's report (see attached). Motion to approve, seconded. Treasurer's report approved by all.

Old Business

Road Committee:

Discussion about wash board on roads through the winter: disking if done correctly is preferred way to deal with washboarding rather than blading.

Rebuilt Coyote Way: cows walk on side of road without rock, becomes loose dirt, blows. Will need a lot of rock here in the spring. Also Big Moon Drive will need some major work. In spring, will begin spraying for weeds. Have purchased product for use in spring. Discussed the need for a long range plan about snow removal for the ranch, specifically on and beyond the ridge. Possibly post signage: "No winter road maintenance beyond this point"

Earth Color Palette:

Tona brought samples of earth tone palettes. Les suggested having owners have colors approved by board. Discussion about a building fee being established, at which time colors would be approved. Ken was fine with the ABC metal palette (with the exception of blues).

Violation of CCRs:

Pat reported a conversation Jay Zell had with Lot 109: owners currently reside at Pony Soldier, plans to pull RV into current bldg and build a house next year. Board will visit lot and send letter if necessary.

After the meeting, the Board drove over to lot 109, met with the owner and discussed his plans for building and fencing, setting up some deadlines for projects to be completed.

Liens/Unpaid dues

Les met with Ed Buchanan. We do have the right to file liens and foreclosure rights. Lawyer will write letter with CCRs (provide a copy) to send to each. First letter will cost \$150, believes all letters can be completed for about \$200, giving them 30 days to remit. We will then discuss further action at that time. Liens cost about \$25/file, may have to refile every year, law suit would have to be filed in Wyoming. Attorney fees will be

covered by the owner. Motion by Ken for Les to proceed with lawyer drafting letter to overdue owners, Pat seconded, all approved.

New Business

Dues:

Ken made a case for not raising dues, based on what membership seemed to voice at annual meeting. Les feels dues should be raised every year to keep from having a special assessment, but since we are aggressively pursuing dues in arrears, feels we could keep dues at the current level. Mary Jane will compose a letter to go to membership.

Road Issues during the winter months:

Pat will be the call person, to receive calls from residents re: road conditions and then call appropriate person/people. Pat has accepted this job. Snow route: Pine Ridge to Bandemer, Brooks to Zells, Tollefson to Groomans, Oregon Trail and Buffalo Blvd.

Correspondence:

Email from Fryberger: read to board, MJ responded, fences needed, Les has a guy in Scottsbluff, VanPelt 308-663-2100. Maybe add list to web site?

Email from Michael: read to board, Landmaster is the weed product Les bought

Call for bills

Les Schmidt: \$447.10 weed spray

Dick Gosselin: \$1575.00 grading & spraying

Les Schmidt: \$880.00 mowing and blading

Motion to pay by Ken, Pat seconded, all approved for the amount of \$2902.10.

Ken discussed some information he gathered regarding the oil exploration in the area.

Next Meeting: January 22 at 10 am

Meeting adjourned at 12:30 pm