

Pine Ridge Ranch Property Owners Association

THIS IS AN UNOFFICIAL DRAFT PENDING APPROVAL AT THE NEXT ANNUAL MEETING

Minutes of the Sixth Annual General Membership Meeting on 6-19-2010

Before the meeting began a special presentation by Kevin Senty of the Fort Laramie Fire and EMS to Kathy and Arnold Tollefson for their generosity and support.

The sixth annual meeting of the PRRPOA general membership was called to order on Saturday, June 19th, 2010, at the 4H Building at the Goshen County Fairgrounds, Torrington, Wyoming, by President Mary Jane Woods at 4:25 p.m.

## **A. Welcome**

Mary Jane welcomed all, gave thanks to Deb for her work on the PowerPoint presentation and the fabulous meal. Deb thanked Linda Gosselin and Kathy Eickhoff for their help in the preparation and presentation of the meal.

## **B. Attendance**

Preceding the meeting, registration was conducted. At registration, people were given name tags and were asked to sign a sign-in sheet (sheet is on file with the office of the secretary). Total number of lots represented today: 66. This does not meet the necessary number of owners for a quorum.

## **C. Reading of the 2009 Minutes**

Tona Mendoza read the minutes of the previous general meeting dated 6-20-09. Motion made and seconded to accept the minutes as read. All approved.

## **D. Treasurer's Report**

Tona Mendoza, Treasurer, read the Financial report, and copies were made available to all members at the meeting.

Q from Lynn Wright: what is the purpose of the board insurance?

A: Tona asked Dick Gosselin to field that question. He replied that it protects the board and association from liability issues. Motion made and seconded to accept as read. All approved.

## **E. Year's Activities and Accomplishments**

Mary Jane reviewed the PowerPoint presentation: [link to presentation](#)

Discussion was held on these topics:

### **Trash**

Mary Jane relayed information that Guernsey may soon have a trash incinerator; she asked the Tollefson's if they had more information on that subject. Kathy stated the incinerator is probably about a year out, supposed to close on land next month, and that Pine Ridge would be welcome to dispose of their trash out there. Bob Neff commented that the location of a dumpster somewhere on Pine Ridge Road on the ranch--in Wyoming terms-- is not a far distance to travel to dispose of trash.

At this point, Vice President Deb Raudins, reviewed the PowerPoint presentation.

### **Dues/Roads**

Ideas were posed to the membership about possible dues increases, such as: owners who build/have built will use the roads more, should they pay more in dues? Enact a building permit? Increase late fees? If use a collection agency for late dues, have owner pay the collection fee/loss of revenue?

Q: Will dues eventually be capped?

A: Deb gave an analogy of buying a new car: brand new car, easy to maintain, 7 yr old car, takes more to maintain

Q: Full-time residents use roads more, but more owners live off the ranch than on; would increasing dues for full-time residents go to vote?

A: Yes. At this point, Member suggested providing an actual amount of dues.

Q: Are we trying to make the roads like a town or a ranch?

A: No, not like a town, but want to make them safe. The idea is to maintain the roads as they were when we all purchased property.

Q: Would adding speed limit signs in the more sensitive areas help with road deterioration?

A: Deb stated she had never seen a sign alter a person's driving habits

Q: Cowboy Way--Lot 56 has not been graded in over a year—why?

A: Do not have an answer for why it has not been graded. It is on the plan.

Q: Are we being penalized for building on our property?

A: No, not seen as a penalty. This was just a suggestion/idea.

Chuck Leon then expressed his concern with anyone paying more because they build, which got a murmur of approval from the crowd.

Mary Jane explained how, with dues at the current rate, we can afford to gravel & blade all the roads once in a year, depleting the money. Deb then when on to show slides in the Powerpoint (see conservative approach slide): mentioned Arnold's belief that dues should have been \$250/year minimum in the beginning, so she did some numbers crunching with that figure.

Q: How far in advance do you want to know when going to build? Will we be prepared to fix the road? (Lot 103) needs lots of work

A: As soon as you know, let the board know. The more time we have, the more able we are to plan and budget.

Arnold then clarified that, given the current economic times, he believes \$150 in dues is enough. It's a matter of perspective. Have to be careful about not hurting ourselves by getting less money due to people not paying their dues. In the beginning, everyone was excited but dreams/times have changed. There are not many people attending the meetings (as compared to the first year) and there are many lots for sale. He suggests leaving grass/weeds in the road gravel to help keep gravel in place, maybe let the roads be 2-tracks—but everyone needs to agree. Cautions us against pushing people out. Suggests mowing only once per year, says cattle will take care of the weeds and mowing. Ken Eickhoff stated it is a matter of perception. Asked the membership, what do you want for the roads out here? Tell us how much money we have to spend and we'll spend it the best we can. Arnold wondered what the people who aren't here have to say, would they be willing to raise dues? (An informal show of hands occurred at this point, more would agree to an increase in dues than not) Chuck Leon stated he's willing for dues to go up if they need to increase. Bill Rader thinks the roads are really good, especially in comparison to some county roads.

Q: What are we doing about unpaid dues?

A: We are pursuing a recovery service that is a no collect/no fee service.

Q: Do the CCRs/Bylaws say you cannot have electric wire?

A: Have not seen it stated anywhere

Q: By show of hands, how many would provide personal contact information, located in a password protected area on the website, available to members of the association?

A: Many would be willing if in password protected area.

Q: Bill Rader asked if we have a Home Owners Association or a Road Only Association?

A: It is a Property Owners Association

## **F. New Board Positions**

Deb Raudins was the only nomination received by the Nominating Committee. Deb would like to step down in order to allow other property owners to get involved and take the opportunity to serve. Mary Jane nominated Les Schmidt. Walley Lamb, due to upcoming knee surgery, suggested he step down and let Deb fill his position. Deb then suggested Walley take a leave of absence, and she fill in for him while he recuperates. Les agreed and is willing to be appointed to the board. By show of BOD hands, it was unanimous to appoint Les Schmidt to the board. There were no volunteers for the positions of Secretary and Treasurer.

Q: Will Walley give his vote to Deb, or will Deb be the director until Walley can return?

A: Mary Jane said we would deal with this issue as it arises; will wait to see if Walley can still participate on the board.

## **G. Meeting of New Board to Elect Officers**

Mary Jane suggests postponing election of officers until the next board meeting. Moved, seconded and approved.

## **H. Reconvene with Call for new business**

No other questions from the floor.

Proceeded to have the door prizes distributed.

**I. Next year's meeting is June 18, 2011 (the 3rd Saturday of June).**

**J. Adjourn**

The meeting was adjourned at 6:32 p.m.