

Pine Ridge Ranch Property Owners Association
Board of Directors Meeting Minutes for 4-3-10

The meeting was called to order at 10:02 a.m. by Mary Jane Woods in a conference room at Saint Joseph’s Children’s Home
Those in attendance:

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

Guests: Fort Laramie Mayor Richard Monger, Chuck Leon, member; TDS representatives: Gary Olson, Dana Roe

Mary Jane opened the meeting with introductions of all present and then asked Chuck to begin the trash discussion. Chuck reiterated the need for a place for PR residents to dump trash. There are about 12 full-time residents at the ranch, and when residents were surveyed last year, all but one resident agreed to participate.

From Gary Olson:

- States this is the 4th-5th meeting with PR regarding trash issue over the years. He welcomes our business, and would like to see a solution.
- States attorneys have built into the town contracts that no outside trash may be brought in. This is a non-negotiable item.
- In the past, has talked with Arnold and Kathy about a turn-around area inside the main gate (mentioned that TDS would provide the gravel for the area). They had picked out two sites, one being the old farmstead (other site was not mentioned).
- They did bring samples of the two sizes of dumpsters for us to look at. Thinks we could use the larger dumpster in a central dump site. Pick ups would be every other week. Would provide enough dumpsters for the current volume. Suggests two sites as the amount of FT residents grows.
- Question (Chuck): How far into ranch will trucks be willing to go? Answer: No farther than ¾ mile.
- Two options for billing: 1) bill each resident individually, or 2) bill assn and assn would bill individual property owners. Board voiced the preference of having TDS do the billing.
- Cost of service: \$24/month/customer (price guaranteed for about a year); pick up every other week.
- Dana will come up and look at sites when we have a selection made

Mary Jane mentioned the upcoming annual meeting in June and invited Gary to attend; Gary said if available, they would join us. He did say he could/would provide some literature to be available for residents.

Question: Does it need to be 100% participation? Answer: Has to be for all residents, no exceptions. Are willing to work with part-timers (to bill them only for time they are here). Mayor Monger stated that Ft. Laramie has a lot of PTers and have had no problem; don’t pay at all when gone. Simply let the TDS office know they are leaving.

At this point, Gary and Dana took their leave and Mary Jane invited Mayor Monger to talk about the Ft. Laramie Rendezvous, which will be occurring the weekend of the annual meeting.

-- Last year was the 175 anniversary of the Fort. In conjunction with that, called in some traders to set up booths and sell merchandise. After the event, received 35 phone calls of traders who wanted to come this year. Traders will set up in Ft. Laramie. There will be Sioux Indian dancers, and a Wagon Train will also be there that weekend.
The Mayor was thanked for attending and took his leave.

Previous Minutes

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

Treasurer’s Report

Tona presented the treasurer’s reports (see attached). Motion made and passed to approve treasurer’s report as read.

Old Business

LOT 25 UPDATE

MJ read email from Ken regarding his conversation with the owner. During conversation, owner brought up some other road concerns. See email. *****(insert info from email)

ROAD BOSS

Deferred until April or when Dick returns, whichever comes first.

COLOR PALETTE

Tabled. Deb will do a display for the annual meeting to specify colors.

ANNUAL MEETING

Pat reported on the Ft. Laramie Community Center: Rental of the Kitchen for a day = \$150. Room for ½ day is \$75, whole day is \$150. Mr. Pomeroy was willing to accept a half day payment to total \$225 for the center.

The 4-H building: \$125 with \$125 refundable deposit

Deb suggests using the 4-H building; have had a good experience and it is a known factor.

Deb made a motion that we secure the 4-H building for the annual meeting, Chuck seconded. All approved.

MJ asked Chuck to inform Mayor Monger of our decision to use the 4-H building instead of the community center. Walley suggested we invite Mayor Monger to all of our board meetings due to the fact we are part of the community. Chuck will extend this invitation when he speaks to him.

ROAD PROJECTS PRIORITIZATION

Blocker has been laying gravel with plans to haul more this week.

New Business

IMPROVEMENTS ON OREGON TRAIL

See comments from lot 25

LIST OF PROPERTY OWNERS/CONTACT INFO

Deb asked that change of info section appear on all correspondence.

Tona will get info about a password-protected members only section on web site for possible list of association members contact info. This subject will need to be discussed at the annual meeting.

ISSUES FOR BALLOT/PROXY VOTING

Trash—

Need to know what repercussions will be for those who continue to dump trash in FtL. Need to gather facts to present at mtg. Need to know amount of fine, when fines would begin; Dana would be the TDS contact; what will FtL do to enforce no dumping in FtL

Staggered terms—

BOD needs to come up with wording of question for staggered terms. All: Look at bylaws for specifics of current length of term/changes; can this be done w/o a vote of assn?

NOMINATING COMMITTEE

Only one nomination: Deb was nominated by Juris Raudins. Deb declined the nomination.

PLANNING FOR ANNUAL MEETING

Tona will contact 4-H building and secure for meeting. Cost per person for meal: \$10/person prepaid, and \$15/person at the door
Letter to go out ASAP with an RSVP date of May 31.

GOAL SETTING IDEAS

Road Projects – other than maintenance

Reduce uncollected debt

Trash

ISSUE OF LATE DUES: LIENS VS COLLETIONS

Deb suggests changing the late fee structure, maybe implementing a way to recover costs of collections

Research on collections/liens: howtofilealien.com .

Use of Collection agency: 2 options: if no recovery, no payment; set up acct for min 1yr for 100/month, proceed with legal action, we will have to pay legal costs. Deb will get more info on the collections option

DOOR PRIZE DONATIONS

Pat has explored door prize options with Heartland and Greg & Yolanda Bruce, wondered about how much to spend? Pat will talk to the local merchants. MJ will collect info on local contractors and get aprons from Century Lumber.

CALL FOR BILLS

None

TABLED ITEMS

Mowing Schedule—reactivate; schedule mowing in early June, mid-July and Sept.

Tractor purchase – Jim/Dick

Next Meeting Date: May 8 at 10:00 pm at Firehall in FtL with next mtg on June 5

Motion made, seconded and carried to adjourn meeting at 1:55 pm.

Respectfully submitted by Tona Mendoza, Treasurer, acting Secretary