

PRRPOA Board Meeting Minutes
Pine Ridge Ranch Property Owners' Association
Board of Directors' Meeting, Saturday, May 8, 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 – President, Deb Raudins – Vice President, Pat Lickliger, Walley Lamb – Directors.

Previous Minutes

Minutes of last meeting read by Pat and Mary Jane. Pat made a motion to approve with corrections; Walley seconded. (MJ to follow up with Tona on the follow-up for Deb with Jim and Laurie under Trash as none of us had a recollection)

Treasurer's Report

Mary Jane presented the treasurer's report (see attached). Deb made a motion to approve; Walley seconded.

Old Business

Board of Directors' Meetings: Chuck extended an invitation to Mayor Monger of Fort Laramie to attend our meetings and provided him with the meeting date today; the Mayor appreciated the invite.

Trash Update: Chuck talked to Arnold about the ranch trash location. Arnold provided information that some group in Guernsey is setting up a trash incinerator in the next one to two months. In the business plan, it seems the cinders will be used by Camp Guernsey for some purpose. Arnold's recommendation is to wait till this is in operation as this will compete with TDS, see what changes result. No knowledge yet on whether there would be a trash pick up service. Whether solution is TDS or not, a ranch trash location would still need to be discussed for trash pickup. MJ still to follow up with TDS on literature to provide to membership on what can and cannot be disposed of in TDS dumpsters.

Pat recalls the second location was at the Rostad's and when talking to Kathy's parents, Pat was told TDS expected the piece of land to be deeded to them and Kathy's parents told them no.

Planned use of the Road Boss: Deferred until Dick Gosselin returns.

Color Palette: Walley is suggesting we put a color palette on the website. MJ would like for us to establish one first before doing that. Deb is suggesting displaying a palette on a board with some photo suggestions and some examples from Ken's paint fan for the annual meeting.

Proxy Voting: A proxy was included in the mailing, but no voting items were provided. Question on whether we have to provide advanced notice on items to be voted on or in the event that we have a quorum and something came up, could we vote on it? Input was

not received since last board meeting requested from all board members who were to look at our governing documents and provide suggestions on wording for an item to be voted on regarding staggering terms for board members. MJ suggests we bring to the Annual Meeting for discussion and was fine with going down to 4 Board Members in the event no one wanted to fill the position Deb would vacate or Deb does not wish to continue on as we no longer have the time to put the language together in time to update the web proxy for the meeting.

Pursuit of Liens and Collections for Late Dues: Deb provided an update based on her follow up with RPS, the solution Deb researched and presented at the last board meeting. Walley wants to know if we are including people that are late only this year in Collections? Walley wants to know if RPS will find the owner if the lot is no longer owned by the person we have the contact information for? Walley thinks we need to have this established before the meeting to show we are doing something. Walley moves that Deb direct RPS to our governing documents on the PRRPOA website for them to verify legally we can pursue collections and get their recommendation (as is required by RPS for their evaluation prior to providing service). Pat seconds the motion. All in favor. Deb will provide the outcome of a call on Monday with RPS in a email to the Board of Directors to accommodate possible action necessary prior to next meeting. Deb provided Client Account Placement Form to Mary Jane for Tona to complete for all delinquent property owners with more than one year overdue. Should we consider waiting till after the Annual Meeting to put one year offenders up for collection? This is what MJ is proposing. Walley moves that we pursue Option 1, No Recovery No Fee, with RPS. Deb seconds the motion. All in favor.

New Business

Property Owner Request to review repair work needed on Buffalo. MJ asked Jim Blocker for an estimate. Jim says we need to blade 2 miles of road and dump 100 tons of gravel. Board of Directors to take a field trip after conclusion of meeting to assess before making a decision.

Grazing Schedule – Has been updated on the website. (Tona to update the year on the url?)

No additional nominations have been received for the one vacancy on the Board

Defer Goal Setting to next meeting

Password Protection for Members Only is in place on the website and being tested; no additional cost. Deb received additional information that contact information is private and not provided in another HOA to which she belongs.

Preparation for the Annual Meeting:

- 1) Deb presented the 2010 Budget Forecast to provide financial guidance on how much money is available to allocate for special road projects this year.

- 2) Identify road projects (Do we still need to address the road up by Lot 73? MJ says it looks like it has been leveled out). Let's address at June Meeting. Between now and the next meeting, MJ will contact Jim Blocker to get his suggestion and estimates on the top 3 priorities for road projects this year (assess all roads, including Bufflo and Big Bear!)
- 3) Door prizes: Pat has picked up a few and she has some promises. Do we want "vendors" to attend? Maybe only during lunch from 2-4 if they ask. MJ still to go by Century lumber for aprons.
- 4) Presentation: Deb reviewed ongoing draft for Annual Presentation
- 5) Menu: Board is in favor of plenty of water for beverages.

Actions Items:

- 1) MJ to provide Tona correction for the minutes and clarify the trash question
- 2) MJ to contact TDS about literature
- 3) MJ to contact Jim Blocker about road priorities, our decision on Bufflo, and reminder for mowing early June
- 4) MJ to contact Arnold about the phone boxes
- 5) MJ to ask Tona about scanning earth tones onto website
- 6) MJ to go to Century Lumber
- 7) MJ to ask Tona to do the Client Account Placement Forms for property owners more than one year overdue.
- 8) MJ to ask Tona to update the year on the grazing map url
- 9) MJ to collect conservation literature
- 10) MJ to follow up with Tona on the status of the availability of web proxy voting. (Is this causing us a charge?)
- 11) Deb to work on presentation
- 12) Deb to contact RPS
- 13) Pat to continue her efforts to accumulate door prizes

Vouchers: None

Open Floor Discussion: Do a follow up at the Ranch after Blocker mows to make sure we haven't missed anything.

Next Meeting: Saturday, June 5, 2010 at 10am at Firehouse (MJ to confirm availability)

Meeting adjourned to Bufflo Blvd. At 1:25pm

Field Trip to Bufflo / Bear Run

1. Found Neffs have arrived. Bob mentioned that the newly installed outside light at Lot 73 needs to be addressed and that we need a friendly reminder about trailers. He voiced only minimal concern about a few spots on the roads.

2. Road isn't quite the 2 miles in Blocker's proposal and doesn't appear to be in terrible disrepair, no worse than most of the rest of the ranch; there are a few bare spots, a few bumpy patches, and a few riverlets in the uphill and downhill sections of the roads. The Board's perception is that this is caused by the excess gravel on the sides of the road holding the water on the road so that when it rains the water runs down the road rather than off the road and that adding more gravel will only increase the problem long term as the gravel on the sides of the road will only increase. MJ will communicate to Callie our looking into a long term solution rather than the annual expenditure of 25% of our road budget blading and re-graveling this section of the road. MJ will also talk to Jim about a recommendation for a long term fix first before authorizing any immediate work. She will also ask him if this would be in his top three priorities. Pat will try to check the condition of this road when/if we get more rain and/or hail again.

Departed approximately an hour later.

Respectfully submitted by Deb Raudins