

PRRPOA Board Meeting Minutes

Pine Ridge Ranch Property Owners' Association

Board of Directors' Meeting, Saturday, July 17, 2010

The meeting was called to order at 10:10 am by Mary Jane Woods at Fort Laramie Fire House.

Those in attendance: Mary Jane Woods, Pat Licklider, Ken Eickhoff, Les Schmidt, Walley Lamb, Tona Mendoza

Election of Officers:

Ken suggested Mary Jane continue as President. Mary Jane accepted the position of President. Ken accepted the position of Vice President. Tona will continue as Secretary/Treasurer.

2010-2011 Board of Directors

Mary Jane Woods – President

Ken Eickhoff – Vice President

Directors: Walley Lamb, Pat Licklider, Les Schmidt

Secretary/Treasurer – Tona Mendoza

Previous Minutes

Minutes of last meeting read by Tona. Motion to approve, seconded. All approved.

Treasurer's Report

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

Old Business

Road Maintenance:

Les suggested a road committee consisting of himself and Ken.

Les has driven all the roads this side of the ridge and taken copious notes. Question from Les: Why do we mow three times? Suggests maybe we only need two mowings. Les also asked about weeds in center of road. Les stated he has done some spraying on ranch roads already. Suggests spraying in spring and then once again—center of road only.

Les also asked why we haven't used the Road Boss. Answer: Haven't used the Boss because needed a tractor which we weren't sure the board could afford purchasing. Ken had planned to talk to Dick Gosselin about the Road Boss. Les relayed a conversation he had with Dick in which Dick said he would be willing to use the Road Boss on the roads at a cost of \$50/mile. Les and Ken will talk to Dick regarding the Road Boss and having him do the work.

Motion by Walley: Authorize Les and Ken to assess and negotiate with Dick for work on roads with Road Boss for up to \$60/mile. Pat seconded, all approved.

Trash:

No update.

Earth Color Palette:

Ken did not bring with him, will do so at next meeting for discussion

Special Road Projects:

MJ thinks Blocker had already fixed the Tollefson Draw

Ken talked to Roscoe Steel on pricing of culverts but did not bring info, will get back to us on this issue

Road committee will come up with recommendations for projects. MJ mentioned hole in draw by Raders place on Tollefson Trl.

Dues:

MJ posed the possibility of not increasing dues for next year if at all possible. Walley says it depends on what happens the rest of the year.

Unpaid Dues:

Proceed with collections on those beyond 1 year. Review of RPS contract.

New Business

Fencing:

Lot 109—appears to be a 2-strand fence and currently has three horses. CCRs state a 5-strand fence for livestock. Concerns expressed about the building on the lot as well. Ken wondered about possibly adopting Goshen County building codes. Les and Ken will contact owner of lot 109 to gather information and talk to the county for county codes.

Review of Minutes:

Tona suggested board members review the minutes prior to the meeting (posted on the web site) and omit reading them at the meeting. Any corrections/suggestion/additions will be made at the meeting. Ken and MJ said this is a common practice on other boards. All agreed this was a good idea.

Call for bills

Bill from Jim Blocker: Pine Ridge and Tollefson blading and gravel for a total of \$2323.80

Motion to pay, seconded, all approved

Open Floor Discussion:

Ken—Oil exploration activity in the area: wonders what board members think. Ken will be getting more info on this activity.

Les—Wondered about the trailer sitting on a lot on Pine Ridge (lot 89?), believes it has been there beyond the 6 month time frame allowed. Mary Jane will research and draft a letter/phone call.

Walley—Lot 177 will be visiting his ranch property. Walley is treating him to lunch while he is in Cheyenne for Frontier Days.

Next Meeting: Saturday, August 21 at 10:00 am in the Fort Laramie Firehouse

Meeting adjourned at 12:35 pm