

PRRPOA Board Meeting Minutes  
Pine Ridge Ranch Property Owners' Association  
Board of Directors' Meeting, Saturday, January 22, 2011  
The meeting was called to order at 10:27 am by Mary Jane Woods at Ken Eickhoff's home  
Those in attendance: Mary Jane Woods, Ken Eickhoff, Pat Licklider, Walley Lamb, Tona Mendoza; members: Charlotte Smith

### **Previous Minutes**

Minutes were reviewed by board prior to the meeting. Tona suggested a couple of word changes. Motion made to approve with Tona's changes, 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:  
Defer until spring

Liens/Unpaid dues:

MJ did provide CCRs to Ed Buchanan; also need to get previous letters to him—MJ will compile and provide along with By-Laws, if necessary. Question from Charlotte: do we know why people aren't paying dues? Is it disgruntlement? Mary Jane responded she felt it was more a matter of the economic times than disgruntlement.

Snow Route/Removal:

Discussion about lack of person for snow removal. Arnold did provide snow removal, but does not want to do this job full-time. He has agreed to help until we can find a solution for snow removal. Ken will call Jim Blocker to assess his availability for future plowing and projects; and possible names of others who might be interested in the work if he is unavailable. All board members will scout for possible people to do road work. Discussion on future snow removal and how to pay for it: Establish snow removal fee? Provide no snow removal? Increase dues? Will keep this on agenda for next meeting/annual meeting. Board will keep in mind the possibility of this becoming a voting issue before the annual meeting and plan accordingly.

### **New Business**

Taxes:

Tona asked for approval to have CPA prepare 2010 taxes. Motion by Ken to have taxes sent and prepared by CPA, seconded by Walley. All approved.

Road Work on Lot 103:

Pat had a phone conversation with lot owner; she was requesting snow removal to their lot for surveyor and fence person.

Mary Jane called the owner, invited her to the upcoming board meeting, but did not get a response. Board will wait for further contact from owner.

Annual meeting:

Began planning for annual meeting in June. Will hold it at the 4-H building. Tona will secure the building and contact Deb about catering the meal.

Discussion about securing door prizes for the meeting.

Correspondence:

Read email from Jeanne Cato re: gas pipeline. Tom Byrnas also received contact about the pipeline. Both owners wondering if board knew anything about this matter. Mary Jane responded to both owners: Board has not been contacted regarding this issue.

Tona reviewed letters/cards from various owners received with dues payments. One owner did request we review the invoicing letter—suggested it could be more professional. Board felt letter was sufficient if we replaced the word ‘invoice’ with ‘notice.’

Sign at Ranch Entrance:

It is believed a Home Depot truck hit the sign causing it to break. Will put on agenda for next meeting.

Trash:

Owner reported being cited for dumping trash in town. Questions about what is going on with trash issue. Board provided some background on the issue. Mary Jane mentioned a recent Torrington newspaper article covering the commissioners meeting where trash for residents north of Fort Laramie was discussed.

Charlotte asked if the current CCRs was available; Mary Jane responded the current CCRs are available on the web site.

Call for bills

Tona Mendoza submitted bills for office expenses in the amount of \$65.68

Motion to pay by Ken, seconded, all approved in the amount of \$65.68.

Next Meeting: February 19 at 10 am at Mary Jane’s (lot 128)

Meeting adjourned at 12:45 pm