

PRRPOA Board Meeting Minutes

Pine Ridge Ranch Property Owners' Association

Board of Directors' Meeting, Saturday, October 15, 2011

The meeting was called to order at 10:10 a.m. by Mary Jane Woods at the Firehouse in Fort Laramie, WY

Board members in attendance: Mary Jane Woods, Ken Eickhoff, Pat Licklider, Walley Lamb, Les Schmidt, Tona Mendoza, and Callie Allred

Members in attendance: Bob Neff

Previous Minutes

Les made a motion to accept the minutes, Ken seconded, all approved.

Treasurer's Report

Tona presented the Treasurer's report (see attached).

Ken made a motion to approve the Treasurer's report, Wally seconded, all approved.

Old Business

Road Committee: Les reported the road money is now spent for this year. Also, on Pine Ridge Road near lot 72 where repairs had been made, four horse trailers drove up during the rain and slid off the road creating damage. It was redone and looks good now. Les suggested the board may need to assess a charge for road damage. He is not sure who caused this damage. The board discussed this. Bob suggested in cases of construction a deposit could be collected to cover damage incurred by large trucks. This money would be returned if no damage occurs. Bob agreed to talk to Arnold about this latest incident of damage. Mary Jane agreed to have Bob speak to Arnold about the implications of for profit activity on the roads. Les stated there is also damage incurred by cows. The board discussed this. Mary Jane reviewed the PRRPOA documents and explained that a 2/3 vote would be required to assess a special assessment fee. No motion was made, and more discussion will be held later. Les continued: he put up some signs for lower speed limits and dead end signs and reflectors marking the culverts. He added Platte Valley Electric donated materials in the amount of \$120.00. He noted Russ will come back in January to assess the roads and make any minor repairs needed. Total maintenance repairs for roads next year should be approximately 10 or 11 thousand dollars.

Dues: Les went to Mr. Buchanan to share a list of property owners who are more than two years behind on dues. He received a bill for \$102.50 for five letters written and mailed by the attorney. He read the letter aloud to the board and members. Tona shared no money has been received. Les explained a lien will be filed that will remain on the property until the dues are paid. The board discussed the procedure for addressing late dues including when to send letters informing property owners of possible liens being filed due to unpaid dues. Les will determine what the cost to have the attorney send additional letters regarding liens will cost. Ken made a motion to have Tona send a late dues letter on January 30 with an explanation of the process regarding the filing of a lien if there is no payment by March 30. If by March 30 there is no payment, then the attorney will send a letter informing the owner that a lien will be filed on April 30. Wally seconded. Further discussion was held in terms of ideas to facilitate payment with the least cost. All approved the motion.

Entrance sign: Board decided to make this a question for the property owner's at the annual meeting and solicit money or a special assessment for this.

Donations: Tona will clarify our non-profit status with the accountant to determine the logistics of donations to the PRRPOA emergency fund.

New Business

Advisory Committee: Callie explained the current status of the committee and that a meeting will be held with all full-time property owners to discuss the plan for snow removal.

Equipment for sale: Discussed the sale of the road boss and the option of advertising it on the website to the property owners. Tona will do this.

Board Insurance: Les researched insurance and shared the information with the board regarding same coverage. Les noted by Monday he will have a hard bid of \$1000.00 or less. Ken made a motion to approve the payment of the reduced cost of a replacement policy for comparable insurance coverage of three years, paid annually, at the same rate each year. Pat seconded; all approved.

Correspondence: Board reviewed letter from lot 26 regarding fencing crossing the property. The owner was referred to Arnold. Arnold took care of the issue.

Call for Bills: (1) Attorney fee for delinquent dues letters, \$102.50, (2) print express two signs reading private roads, travel at own risk, that are not up yet, for \$114.55, (3) speed limit signs for \$230.96, (4) six loads of road base for a total of \$2127.36 to Ed Greenwald, and (5) Russell Wells paid to Greenwald in the amount of \$1067.50. Pat made a motion to pay bills in the amount of \$3,642.87, Ken seconded, all approved.

Next meeting: November 19, 2011 @ 10am at the Firehouse
Meeting adjourned at 12:58 p.m.