

PRRPOA Board Meeting Minutes

Pine Ridge Ranch Property Owners' Association

Board of Directors' Meeting, Saturday, February 19, 2011

The meeting was called to order at 10:18 am by Mary Jane Woods at Mary Jane's (#128)

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

Previous Minutes

Minutes were reviewed by board prior to the meeting. Motion made to approve, seconded. Previous minutes approved by all.

Treasurer's Report

Tona presented the Treasurer's report (see attached). Included in the report were two vouchers for:

GoCo 4H Leaders council for rental and deposit of 4H building in the amount of \$150.00

Refund payment of overpayment of dues to Gene Van Aernam in the amount of \$224.95

Motion to approve, seconded. Treasurer's report approved by all.

Old Business

Road Committee:

Ken relayed a conversation with Jim Blocker. Jim would be happy to meet with us and see what arrangements can be made. Jim has hired someone to work with him, so he or his employee could do work on weekends given enough notice. A meeting was set for 2:00 pm after today's board meeting, to discuss future road work, long range plans and snow removal.

Prior to meeting, Ken drove up Pine Ridge to Cowboy Way, have work scheduled for spring on the stretch from lot 33 to Cowboy Way as well as Cowboy Way. There are a couple of areas with damage from runoff crossing the road that will need to be addressed in the spring/early summer.

Liens/Unpaid dues:

No update at this point. MJ will contact Les about re-establishing contact with the law office.

Pipeline:

MJ read email from owner of lot 63/63 regarding her correspondence with ONEOK and a proposed pipeline. Tona forwarded owners info, at her request, to other owner also contacted by ONEOK.

Entrance Sign:

Does board handle repair of this? Believe the sign was put in by the development company. Previously, Jerry Dyer repaired the damage. Question: do we repair main sign and remove the lower sign? Ken will ask Arnold about original manufacturer of sign.

Lot 103:

There has been no further contact with the owners. Road committee has identified some work areas on that road. MJ feels we should defer this item until Dick and Les return.

Snow Route/Removal:

Ken feels we need to get signage posted soon regarding areas of non-winter maintenance. Ken will contact Les for info on obtaining signs.

Trash:

No update. Ken will also ask Arnold for a Guernsey incinerator update and, as a fall back plan, a ranch location for dumpsters.

Annual Meeting:

Have secured the 4H building for the meeting. Tona will nudge Deb about her proposal for catering. Ken talked to Jeff at Rose Brothers regarding a door prize. Suggestions for door prizes: restaurants in Ft. Laramie, shops

Taxes:

Tona delivered tax material to CPA for March 15 deadline.

CCRs:

Walley questioned follow-up of CCR violations. MJ/Tona will draft a letter to violators to present at next board meeting.

New Business

Ken reported: Les had talked to Dick and left Ken a message about low spot: temporary fix, bring in 40 or 50 ton of ballast (1-2" size rock) to fill

Call for bills:

There were no new bills to present.

Next Meeting: March 26 at 10 am at Mary Jane's (lot 128)

Meeting adjourned at 11:30 a.m.