

Pine Ridge Ranch Property Owners Association
Minutes of the Seventh Annual General Membership Meeting on 6-18-2011

THIS IS AN UNOFFICIAL DRAFT PENDING APPROVAL AT THE NEXT ANNUAL MEETING

The seventh annual meeting of the PRRPOA general membership was called to order on Saturday, June 18th, 2011, at the 4H Building at the Goshen County Fairgrounds, Torrington, Wyoming, by President Mary Jane Woods at 4:00 p.m.

A. Welcome

Meeting started with Mary Jane welcoming all in attendance. She then yielded the floor to Bob Adams and Amy Doner, invited guests to address questions/concerns regarding the proposed pipeline to cross the ranch in the near future.

Bob Adams gave general information regarding the pipeline: 12" steel welded pipeline, pressure on pipe will vary with material carried. Should begin construction in 2012. Will consist of clearing a strip 50-75 feet wide, pipeline will be laid on ground in trench, buried, covered and reseeded. Opened floor to questions.

Q: Has a HazMat plan been established?

A: Yes, a plan for construction, and a plan for operation. This plan is registered with the state and federal governments.

Q: Is there a map that shows where it will cross the ranch?

A: Yes. Have handouts. Also can check the ONEOK website for information.

Q: What is the average depth the pipe will be buried?

A: Below plow depth

Q: How close to a house can pipe be laid?

A: Minimum is 150 ft but they will try to be much farther out if possible

With no more questions from the floor, the presentation was concluded.

B. Attendance

Preceding the meeting, registration was conducted. At registration, people were given name tags and were asked to sign a sign-in sheet (sheet is on file with the office of the secretary). Total number of lots represented today: 72. This does not meet the necessary number of owners for a quorum.

C. 2010 Minutes

It was determined, in the interest of time, to waive the reading of the minutes. Minutes are posted on the web site and all members were asked to review them prior to the meeting. Jim Stover motioned to accept the minutes as written, motion was seconded. All approved.

D. Treasurer's Report

Tona Mendoza, Treasurer, read the Financial report and copies were made available to all members at the meeting. Callie Allred motioned to accept as read, Carlene Schmidt seconded. All approved.

E. Year's Activities and Accomplishments

Mary Jane began review of the PowerPoint presentation

Discussion was held on these topics:

Road Committee Report

Les Schmidt began report: The Road Committee, consisting of Ken Eickhoff, Les Schmidt and Dick Gosselin, had assessed the roads. For repairs need to spend approximately \$26,000-\$27,000. Roads have washed out areas, areas need rock/gravel, need to spray for weeds.

Q: Terry Barnes asked what the plan for the draw/culvert on Pine Ridge Road?

A: Plan to lay culvert, cover with ballast

Q: What is the cost and timeline of this?

A: Estimate will need about 35 ton of rock, get it done for a couple thousand. Will start next week and continue to work on it all summer, weather permitting.

Q: What do you plan for winter care/snow removal?

A: Les answered he was not sure there would be snow removal. He then asked Arnold what he thought about providing snow removal. Arnold stated that when they sold the place, people were told roads would be accessible all year. He then stated he questioned the use of culverts on the ranch, feels we do not need culverts. Les stated the situation could be reassessed if necessary. Terry Barnes stated in 6 years of living here, he has only had a problem getting through twice, and that was because of snow. He agrees with Arnold about the culverts, and would rather see the money spent in other areas. Several members stated they felt snow removal was needed and should be provided. Mary Jane said we will take a conservative approach to snow removal, plowing only when absolutely necessary.

Q: Linda Golden asked if maintenance will continue year-round or will it only be done before the annual meeting?

A: Year-round maintenance is the goal

Discussion then turned to the idea of the Board being out of the road maintenance business. It was suggested that professionals be contracted to do the work needed on the ranch roads as well as year round maintenance. Discussion about culverts continued again.

Q: How many culverts have washed out?

A: None. One was replaced due to sand buildup.

Donna Rostad brought up the point about having insured contractors doing the work.

Motion by Donna: Hold up on installation of culverts and put out bids for contractors. Motion was seconded by Linda Golden.

Discussion: To get bids, will need a statement of work; someone will need to construct a plan. Board will identify needs, set a timeline and seek estimates.

Donna's motion was then amended to table plans for culverts. Work toward finding a year-round solution by hiring contractors. Motion was seconded and passed by show of hands.

Mary Jane concluded the discussion by stating the board will pursue and establish a contractor. She then asked for volunteers from this group to establish a road committee.

Trash

Basically in the same place as last year: Have an agreement with TDS but need a location for dumpsters. Jim Stover asked if the area at the intersection of Tollefson/Oregon Trl/Pine Ridge was common ground or easement? Arnold answered it is his property and would need to determine how much property would be needed to accommodate the dumpsters. Callie Allred stated that some full-time residents have already found a way to dispose of their garbage, so the 100% participation would not be applicable to meet TDS requirements. Laurie Stover made a motion to end talk of trash service since no longer have 100% participation of residents. Motion was seconded and passed by a show of hands.

Dues

Board is discussing the possibility of increasing dues for next year but nothing has been determined at this point.

Q: How much in uncollected dues?

A: Approximately \$3582

Q: Are they the same people as last year?

A: Yes.

Q: How many of these are for sale?

A: Not sure.

F. New Board Positions

Four board members terms are up: Mary Jane Woods, Walley Lamb, Pat Licklider and Ken Eickhoff. Les Schmidt has 1 year left of his term. The secretary received only one nomination: Larry Davis renominated the existing board. Mary Jane asked for any nominees from the floor, no response. The outgoing board members were in agreement to being reappointed to the board.

G. Meeting of New Board to Elect Officers

With no objections from the membership, Mary Jane suggested election of officers be held at the next board meeting.

H. New Business

Arnold Tollefson brought up a letter he received from the Secretary of State regarding the association's filing being delinquent. Tona requested letter and will take care of the refiling.

Reminder of the pipeline association being formed of area residents. Information can be found on the PRRPOA web site.

Callie Allred thanked the board for their efforts. Jim Stover thanked Deb Raudins for another great meal and Pat Raudins and Linda Gosselin for their help in preparing and serving.

Laurie Stover suggested we forego the meal next year and only have a meeting. By show of hands, all were in agreement.

At this point the items for raffle were awarded:

Necklace donated by Charlotte Smith was won by Callie Allred.

Pine needle basket donated by Charlotte Smith was won by Linda Gosselin.

Child's tractor donated by Rose Bros. in Lingle was won by Carlene Schmidt.

I. Next year's meeting is June 16, 2012 (the 3rd Saturday of June).

J. Adjourn

The meeting was adjourned at 6:10 p.m.