

PRRPOA Board Meeting Minutes

Pine Ridge Ranch Property Owners' Association

Board of Directors' Meeting, Saturday, September 17, 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, Jay Zell, Arnold Tollefson, and Matt Allred

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 work was completed on Bandemer, a culvert was rebuilt near lot 103, and grading was done near lot 73. He reported a total of \$15,031.32 of work completed from 8/25 to 9/17/11. He noted a couple loads of rock are likely needed on Buffalo Blvd. and he will consult with Russell Wells about this. Also, one more pass with the road boss will be made in the next 30 days, and an assessment will be done in January to determine the need for washboard repair. Les shared rock loads are at an average cost of \$15.00 per ton. And belly dumps cost \$75.00 dollars per hour. He indicated a savings of \$1500.00 to \$2000.00 dollars on gravel delivery by going through Russell Wells and Ed Greenwald. He explained the roads need to be widened in some areas and they are working to get them back to at least 12 feet wide. He indicated rock has been recovered on the roads and three to four more loads of rock will likely be needed before the end of the year. Mary Jane stated the work near lot 103 looks great. Les noted he will buy some 10 foot posts to mark the end of culverts at a cost of \$20.00 each. A discussion was held about the need for rock on Buffalo Blvd. Les suggested future projects could include peeling back the top layer of the road from the front entrance to the first culvert and re-laying the road. Bob Neff suggested trying different kinds of rock at the front entrance to determine which type works best against washboarding. Matt explained about rodmill as a possible next step to gravel. A discussion was held about alternatives to gravel at the front entrance. Les suggested next year he may need to look at rebuilding Big Moon. Arnold suggested raising some of the roads by bringing dirt and gravel from the sides to help with snow drifting so that the wind will blow over the top of the roads. Les added he and Russel discussed this. Les stated a cost of \$17,000.00 to \$18,000.00 dollars worth of road expenses would be about typical for each year. Mary Jane expressed when considering the big projects and the other road work that has been completed this year, the progress has been great. Ken shared a question asked by a property owner about the flow of water coming from the east (at the site of the culvert on Bandemer/Pine Ridge). Les explained how the culvert will work to help with this to some degree. Arnold explained the water comes from the North, and when the ground is frozen the water will not sink into the ground.

Advisory Committee: Callie and Matt Allred, Arnold Tollefson, and Jay Zell discussed their snow removal plan to create areas that will have an advisory representative and a phone tree that will be used to discuss the need for snow removal in certain areas on a case by case basis. The advisory committee requested discretion of some funds to be used for snow removal, as needed.

This plan will be detailed for the board and property owners who will be on the ranch throughout the winter.

Ken made a motion that \$1200.00 would be held over in an emergency fund for 2011, and as of January 1, 2012 an additional \$3000.00 would be held for the emergency fund, to occur annually. The advisory committee has discretion of up to \$1200.00 for 2011 and up to \$3000.00 each year as of January 1, 2012 for snow removal. Discussion was held about the amount of this fund and the need for it. Les seconded, all approved.

Dues: A discussion was held about how to handle late dues in regard to collections and whether to raise dues for 2012. Les suggested a letter could go out to the membership requesting donations to the emergency fund. Tona would need to look into this as a tax deductible donation. It was decided to include this information in the funds letter or hold it over after the determination is made that our association could accept these funds. Ken further suggested the possibility of accepting donations on a match funds basis, noting he has seen that method be successful.

Les agreed with increasing the dues for the 2012. Jay also agreed, adding when considering the cost of doing the work on the ranch it would be a good idea. Arnold stated we do not have to go up every year, but it needs to happen when considering the work that needs to be done and the cost of maintaining work already done. Ken agreed, adding he has no problem paying 10 percent more per lot owned. It was discussed if raising the dues would cause those property owners who are on the verge of not paying to throw up their hands and decide not to pay at all. Tona indicated 90 percent of property owners pay their dues regardless of whether they are increased or decreased. Arnold noted when people see work is being done they will not mind paying. Wally indicated right now there is no penalty for not paying until a person sells their property. Tona reported 13 properties are late on dues and they get a letter each month. Les suggested having a lawyer draft a letter to those who are late and then investigate liens if needed. Mary Jane noted since the dues are part of the CC&Rs it should be expected to pay without a lien. Ken made a motion to raise the dues, Les seconded, all approved. Annual dues for 2012 will be \$159.00 per lot. Mary Jane requested Les call an Attorney in Ed Buchanan's office and ask them to write a letter to all property owners who are late paying their dues. Les agreed to do this. Tona explained Brooks Company has not paid dues on returned properties and wondered if the attorney could review the CCR's for clarification on whether or not they are required to pay. It was discussed that when a Brooks property is sold, the dues owed on them will likely be paid at that time.

New Business

Call for Bills: Tona received a bill for the board of directors insurance policy which went up to \$1888.00. She asked for approval to pay this bill. Mary Jane questioned what other kinds of insurance agencies would handle this. Jay suggested Farm Bureau. Les will check on this and determine coverage before a motion will be made to pay this bill. Tona requested vouchers. Les presented two vouchers: 1. \$15,031.32 to Ed Greenwald for road maintenance, and 2. \$1370.00 to LeCar Inc. for mowing and tractor work for total of \$16,401.32. Wally made motion to pay the bills, Pat seconded, all approved.

Arnold informed the board he will need to split the pasture by Les' lot on Tres Trail and will put in a cattle guard. He explained this in detail to the board.

Next Meeting: October 15, @ 10:00 p.m. at the firehall in Fort Laramie. The Advisory committee will meet prior to this at 8:30 a.m.

Meeting adjourned at 12:50 p.m.