

PRRPOA Board Meeting Minutes

Pine Ridge Ranch Property Owners' Association

Board of Directors' Meeting, Saturday, January 7, 2012

The meeting was called to order at 9:45 a.m. by Mary Jane Woods at her home on Pine Ridge Ranch 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: Arnold and Kathy Tollefson, Sharon Lamb, Matt Allred and Jay Zell. Guests in attendance: Jim Eickhoff

Previous Minutes

Ken made a motion to approve the minutes; Pat seconded; all approved.

Treasurer's Report

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

She explained three lots of dues that were uncollected went back to Brag and nine lots have dues unpaid. Brag owes \$3400.00 and will not pay this. A discussion was held to place a lien on Trace's properties. Les stated Brag may have to go to court to prove he does not have to pay dues. Ken made a motion to approve the Treasurer's report, Wally seconded, all approved.

Old Business

Road Committee: Les reported the roads are in good shape with some washboard. Russ will go over some of the roads to fix the washboard. Russ has five unpaid hours of work and will bill later for this. Les explained Russ plans to spend a maximum of five hours each time. He further explained we may need to find a new source for mowing and, grading and spraying. It was decided to stay with the three year contract as Russ would do these jobs and work out billing with Ed Greenwald with whom we have the contract. Les indicated the mowing would occur approximately three times per year, as needed. He reported the fee for Russ to mow would be approximately \$1000.00 each time. He concluded the mowing, grading and spraying will be done for less than \$10,000.00 for the year. He indicated after the maintenance is completed he will begin fixing Cowboy Way, Big Moon, and Coyote Way, with priority decided by the board. He explained some of the roads will need to be widened and rocked, noting a total cost for all three roads of approximately \$15,000.00. Mary Jane confirmed the board would prioritize these projects. Ken encouraged input from the property owners about this. Les mentioned the board's weed sprayer and that he will modify it so it will spray just down the center of the road.

Arnold explained the road damage incurred and spoken about at the last board meeting was due to The Hageman's bringing their horses through Pine Ridge Ranch as they do every year, and he never requested payment for this; however, The Hageman's are likely appreciative enough for the access that they would be willing to pay some money toward road damages. Les indicated the damage was done due to the timing of their passage just after the road was repaired and it had rained; therefore, the truck slid off the road, causing damage that took several hours to repair. Arnold will discuss this situation with the Hageman's.

Dues: Les talked to Ed Buchanan about the board's rights to file a lien on Brag's properties. He noted Ed would look into this further but initially thought it was within the board's realm to do so. He indicated there would be a total charge of approximately \$500.00 to file liens on all delinquent properties. He explained the liens would have to be updated every year based on the newly delinquent fees. Ken made a motion to file liens on all past due properties, Wally seconded. Discussion was held. Ken noted the possibility of Brag hiring an attorney to fight the lien. Arnold confirmed there is paperwork that confirms Brag's position that he is not obligated

to pay dues for his lots. The motion was amended as follows: the process of filing liens on delinquent lots will be started. All approved.

Arnold relayed Trace Brooks' proposal that he be able to pay the original \$10,000.00 per lot fee for power so he can sell his properties more easily. Callie suggested there could be a cap at the amount that was last paid for power. The conclusion of this discussion was that upon receipt of Trace's proposal, the issue would be presented to the original power participants for a vote.

Advisory report: There were no expenses from the emergency fund for 2011.

Equipment for sale: Les suggested the board not sell the road boss. Ken suggested the board keep it for small jobs. A decision was made not to sell the road boss.

Donations: Based on Tona's research, donations made cannot be taken as tax deductions by the donor, but any donations are welcome.

New Business

Building fee: A possible fee or deposit for construction was discussed and the decision was made to address this issue at the annual meeting.

Correspondence: several cards were received with messages such as "You're doing a great job" and "Merry Christmas", and one complaint letter was received about the increased dues. Tona read them aloud to the board members and guests.

Call for Bills: Tona for postage, envelopes, labels, etc. in the amount of \$112.30. Ken made a motion to pay this bill; Wally seconded; All approved.

The meeting was adjourned at 12:25 p.m.

Next meeting: March 24, 2012 @ 10:00 a.m. @ lot 128 (Mary Jane's)