

PINE RIVER RANCHES LANDOWNERS ASSOCIATION  
MONTHLY BOARD MEETING  
JUNE 19, 2006

The meeting was called to order by President Jim Clay at 7:09 p.m. Board members present: Judy Clarke, Mark Pommier, Ruben Sanchez, and Pat LeRoy. Guests present: Glen Watson, Pat Watson, Diane Shipman, and Maria and T. C. Kolkhorst.

Judy Clarke read the April 24, 2006, minutes. Minutes were approved as read. Jim reported that the Bridge was not primed due to the high level of the water. Priming will take place in the fall. One bid for \$8000 to sandblast, prime and paint was received but considered to be too expensive since the bridge is basically structurally in good shape and the rust and priming can be handled by volunteers. Judy Clarke reported that the bridge on CR 501 (Bear Creek) will not be worked on until 2007. She has had not contact with the craft group who expressed interest in cutting willows. Also, Tina Pernosky, HOA Info Services, LLC, who sponsored the seminar regarding Senate Bill 05-100, was not able to attend tonight's meeting or the annual meeting. The new board may wish to contact her regarding assistance updating the CC&Rs.

Pat LeRoy presented the Treasurer's report:

General Account Balance April 24, 2006		\$17975.72
Deposits		
Fish Fund	\$100.00*	
Interest	22.78	
Assessments	<u>736.00</u>	
Total Deposits	\$858.78	<u>\$ 858.78</u>
Sub Total		\$18834.50
Expenses		
HOA Seminar	\$ 30.00	<u>- 30.00</u>
Balance June 19, 2006		\$18804.50
Winter Account Balance April 24, 2006		\$ 6804.61
Deposits		
Interest	\$ 8.53	<u>\$ 8.53</u>
Sub total		\$ 6813.14
Expenses		
Neil Excavation		
Culvert Repair	\$ 162.75	<u>- 162.75</u>
Balance June 19, 2006		\$ 6650.39
TOTAL BOTH ACCOUNTS		\$25454.89
* Fish Fund Balance \$448.50		

Invoices presented for payment and approval:

Neil's Excavation	Gravel for ½ mile Ludwig, ½ mile PRRC	\$5071.50*
Judy Clarke	Filing Lien expenses	11.75
Pat LeRoy	Adm. Expenses	93.50

\* A fuel charge of \$241.50 was added to the bill. Pat LeRoy will send a letter with payment asking for a advance notice of any fuel charges. One extra load of gravel was needed for Ludwig. Judy Clarke made a motion that these invoices be paid, seconded by Ruben Sanchez. Motion passed.

Pat LeRoy reported that one lien has been filed, and she has had contact with the Landowner who will be sending payment. One assessment remains unpaid, and Pat will contact that Landowner and if no response will send notice of intent to file lien.

#### OLD BUSINESS:

Final preparations for Annual meeting:

1. There are several renters in area. They will be given a Welcome Packet. Judy Clarke made a motion that the renters be invited to the annual meeting. Second by Pat LeRoy. Motion passed. Judy Clarke will contact all renters.

#### Review of Annual Meeting Agenda

Pat LeRoy said that she is interested in running for the new board.

Agenda items were assigned to each board member.

Fire Chief will address Wildfire concerns within the subdivision.

There are leftover paper supplies from last year. Pat LeRoy will purchase food items and water.

The board will do set up the night before.

The agenda item regarding \$150.00 payment to Treasurer will be changed to read Secretary/Treasurer.

Select three persons to tally votes.

Quorum is a total of landowners present and proxies from absent landowners, total of 45 lots represented.

Richards Drive - Glen Watson presented documentation regarding this issue and asked that it be submitted as part of the record of this meeting. It is attached to this report. Richards Drive is platted as a private drive and is for the sole use of the residents. Jim Clay and T. C. Kolkhorst will work on this. The Richards Drive landowners will be contacted as to their desires regarding the status of the road.

The speed limit signs may be installed by Mark Pommier. The road signs for Ludwig Drive and PRRC have not been purchased.

The pond and the river will be stocked with fish sometime this week. Kids Fishing day is set for Saturday June 24, 2006, at 9:00 a.m. Pat LeRoy will post a notice and supply some fishy snacks and drinks.

#### NEW BUSINESS

The paper ballots were reviewed by the board.

#### OPEN DISCUSSION

Noxious weeds were discussed. There was an article in the newspaper recently stating that the State will begin to enforce the ordinance regarding noxious weeds. A letter will be sent to BP Amoco asking that they address the thistles on their properties.

Glen Watson reported that a new grass - jointed goat grass - is very invasive and he has removed some from his property.

Ken LeRoy is dealing with the beavers at the intersection. The water level has dropped considerably.

Meeting is adjourned at 8:26 p.m.

Submitted by:

Pat LeRoy  
Secretary/Treasurer  
June 21, 2006