

Pine River Ranches Landowners Association

Minutes of the Meeting of May 12, 2010

900 Pine River Ranch Circle

- 1) Meeting was called to order at 7:32 pm. Board members in attendance: John Wickman, Barb Wickman, Richard Diedrich, Mike Walcher (by speaker phone). Also attending: Reuben Sanchez, landowner.
- 2) Agenda was read by Barb Wickman and approved by the Board by acclamation.
- 3) The minutes of the Board meetings of 4/15/10 and 4/19/10 were circulated. Richard made a motion to approve the minutes of the two April meetings as presented, and John seconded. The motion was approved 4-0.
- 4) Barb led discussion of the Association finances. Carla Tanner had left with Barb records indicating the Association has approximately \$9000 in the General Account and \$900 in the Winter Account. Ten lot owners still owe approximately \$3600 in 2010 annual dues. The Association has received two invoices related to the Bear Creek culvert repair: an invoice from Neil's Excavation for approximately \$23,000 (\$23,098.20) and an invoice from SW Ag for approximately \$50 (\$52.45).

Recognizing that a Special Assessment will be needed in order to raise funds to pay the Bear Creek invoices, the Board directed Barb Wickman to prepare an estimate of a Special Assessment which could be levied next week: by letter to absentee owners and hand carried to the permanent residents, so that we would likely collect enough funds in the near future to cover the repair invoices and have funds for asphaltting the Bear Creek crossing, patching the lane, and paying other necessary costs, such as insurance and postage, later in the year.

- 5) Discussion of signature approval on checks now that Mike Walcher is working in Houston, Jim Clay is traveling in Europe, and Carla Tanner is now out of town for several weeks on personal business. Mike Walcher made a motion to add Barbara Wickman, John Wickman, and Richard Diedrich to the signature card for both Association accounts at First National Bank. John seconded. Motion was approved 4-0.
- 6) Discussion of further work needed at the Bear Creek culvert. John Wickman reported that he has called Four Corners Asphalt and left a message, but that they have not returned his call. John will call Four Corners again tomorrow.

- 7) Discussion of the annual meeting in July. Barb Wickman will draft an announcement to be posted and mailed. Mike Walcher will look for a "go by" in the Association records this weekend.
- 8) New Business: Reuben Sanchez presented his plan to build a 24'x36' barn on his property. It will have a green metal roof and brown metal siding on three sides with wooden siding/doors on the side facing his house. It will be more than 10' from all lot lines. The roofing will be green because he wants to change his house's roof to green in the future. The project value is \$8000, but the building permit was only \$40 because it is an agricultural building. The Board approved the design of the project as shown and described. Reuben agreed to pay the subdivision's assessment rate of 1.5% on the estimated \$8000 value of the project and wrote a check for \$120.
- 9) The Board agreed to hold a meeting at 7:30 pm on Sunday, May 16, at the Wickman's house, 900 Pine River Ranches, to review the recommendation for Special Assessment and any other business that may occur.
- 10) John Wickman moved to adjourn at 8:10 pm. Richard seconded. Meeting adjourned.

These minutes were approved by the Board on _____ by a vote of _____.

John Wickman, President

Barbara Wickman, Secretary