

Pine River Ranches Landowners Association

Minutes of the Meeting of May 16, 2010

900 Pine River Ranch Circle

- 1) Meeting was called to order at 7:55 pm. Board members in attendance: John Wickman, Barb Wickman, Mike Walcher. John Wickman chaired the meeting.
- 2) Agenda was read by Barb Wickman and approved by the Board by acclamation.
- 3) The minutes of the Board meeting of 5/12/10 were circulated. Mike made a motion to approve the minutes as presented, and Barb seconded. The motion was approved 3-0.
- 4) Barb reviewed the Association finances , specifically the invoices related to the Bear Creek culvert repair: (Neil's Excavation,\$23,098.20 remaining and SW Ag, \$52.45. The Association received a bid from Four Corners Asphalt to repair the Bear Creek area and do addition patching on the lane for \$17,093.75, with patching at Bear Creek about half the cost. Four Corners could do more asphalt for us if we did it on one mobilization of equipment.

The Board discussed a Special Assessment to raise funds to pay the Bear Creek culvert repair invoices. Barb reported on the calculations she had made regarding assessments of various levels. If a bare majority of lots in Subdivision 2 approved a Special Assessment of \$350 and paid immediately and if a few other lots which use Ludwig also contributed, then the PRRLOA will have enough money to pay Neil's and SW Ag but not for asphaltting. Asphaltting and other road repair could be done as other payments come in. Mike Walcher moved to recommend approval of a Special Assessment of \$350, with a request that landowners contribute slightly more if they are able to in order to pay for asphaltting and other road repairs as the funds come in. John seconded the motion. The Board then directed Barb Wickman to prepare a letter announcing the Special Assessment to mail to all lot owners and other road users as soon as possible.

- 5) Barb led discussion of the annual meeting. The Board agreed that it would be efficient to send out the announcement of the annual meeting with the Special Assessment letter. Barb was directed to draft an announcement, to call the UPFD to request use of their CR 501 firehouse for the meeting, and to purchase such office supplies and stamps as necessary to handle the mailing.
- 6) The new bulletin board volunteered by Rod Potter was discussed. Barb will ask Richard if he has heard from Rod about this project.
- 7) John stated that he will blade the dirt roads in the subdivision once his tractor is repaired.
- 8) Barb motioned to adjourn at 8:27 pm. Mike seconded. Motion approved 3-0.

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

John Wickman, Board President

Barbara Wickman, Board Secretary