

PINE RIVER RANCHES LANDOWNERS ASSOCIATION, INC.
 MONTHLY BOARD MEETING
 JANUARY 9, 2007

The meeting was called to order by President John Wickman at 7:08 p.m. Board member in attendance: Chip Burkett and Pat LeRoy. Jim McCain was absent. Vicky Mullins has resigned from the Board. Guest: Judy Clarke.

The Minutes from the November 6, 2006, monthly meeting were e-mailed to all Board Members. There were no corrections or additions to the minutes and were approved.

Pat LeRoy presented the Treasurer's report which was approved as read.

General Account Balance Nov. 6, 2006	\$3922.88	
Deposits:		
Special Road Assessment	\$ 280.00	
Interest (Nov. & Dec.)		7.33
2007 Annual Assessments	<u>8794.00</u>	
Sub total	\$13004.21*	*Fish Fund balance \$138.50
Expenses - None		
Balance January 9, 2007	\$13004.21	
Winter Account Balance Nov. 6, 2006	\$ 6667.09	
Deposits		
Interest (Nov. & Dec.)		<u>8.36</u>
Winter Account Balance January 9, 2007	\$ 6675.45	
Balance both accounts	\$19679.66	

The following invoices were presented and approved for payment:

Pat LeRoy	\$ 49.41	Copy card and postage	General Account
Neil's Excavation	\$160.00	Snow Removal	Winter Account

John Wickman mentioned that First National Bank is paying 5% on checking accounts. Pat LeRoy will check this out and report back at the next meeting.

No Liens were filed as all Road Assessments were paid.

OLD BUSINESS

The 2007 Annual Assessments were mailed November 30, 2006. As of today 46 Lots are paid in Subd. 2 (three more payments were received today but are not deposited); 4 Lots in Subd.1 are paid; and payment has been received from 3 Lots not within either Subd. 1 & 2 but use the Association's roads and bridge. Pat will post a notice reminding Landowners that the Annual Assessments were due January 1, 2007, and second notices will be mailed February 1, 2007.

DSL update: Pedestals are being installed in Bear Creek (our partners in MyDurango DSL). Work

should begin in Pine River Ranches early February.

Pat LeRoy has copies of both Senate Bill 05-100 and Senate Bill 89 which clears up some of the confusing language in Bill 05-100. There are a few items that need to be addressed to bring the Association into compliance. Pat had contacted HOA Info Services which primarily is a provider for WebPages. After some discussion, the Board approved a motion giving Pat permission to contact a couple of law firms with HOA expertise to help clarify the two Senate Bills and determine fees and time involved.

Goff Engineering suggested that a culvert on Pine River Ranch Circle be installed between Lot 59 and Lot 7. Pat LeRoy had contacted Neil Excavation and received two proposals for the Association and one for herself for Lot 7. The size of the culvert for Pat's Lot # 7 will depend on whatever action the Association may or may not take. This is for information only, and no action is required. There was some discussion about the intersection and that the culvert there may need to be extended as a part of the road is dropping down towards the pond.

NEW BUSINESS

To comply with the Senate Bill 100 a year end financial statement will be mailed after the Board has reviewed it at the February meeting. Also included will be an updated 2007 Roster.

Pat will contact Jim Clay regarding the filing of an annual report.

Judy Clarke brought to the Board's attention that during the holidays some damage was done to absent Landowners' property by ATVs. Tracks were also observed on vacant land. All agreed that this subject be discussed at the annual meeting. It was suggested that the Board write a letter reminding Landowners that when they have guests riding ATVs to ride them on the road and not vacant lots.

Judy Clarke contacted Patt Dorsey at Department of Wildlife for suggestions regarding beavers in the ponds. It was her suggestion that the DOW be contacted in the spring when the beavers are more active and they could possibly send someone out to trap them. The beavers are not only plugging up culverts but chomping down cottonwood trees.

The next meeting will be February 5, 2007.

Meeting adjourned at 8:15p.m.

Submitted by:

Pat LeRoy
Secretary/Treasurer
January 9, 2007

