

PINE RIVER RANCHES LANDOWNERS ASSOCIATION, INC.
MONTHLY MEETING
APRIL 10, 2007

The monthly meeting was called to order at 7:05 pm by President Jim Clay. Board members in attendance: Chip Burkett, Jim McCain, John Wickman, and Pat LeRoy. Guests are Glen Watson, Richard Diedrich, and Judy Clarke.

The minutes from the previous meeting, March 6, 2007, had been e-mailed to all board members and posted on the community bulletin board. There were no additions or corrections to the minutes and they were approved.

Pat LeRoy presented the Treasurer's report.

General account Deposits:

2007 Annual Assessments	\$410.00
Fish Fund	200.00
Interest	<u>52.26</u>
Total Deposits	\$662.26

General account Expenses:

IRS	\$ 17.76
Continental Western Ins.	250.00
Pat LeRoy (copies, postage)	65.47
Deposit Slips	<u>31.21</u>
Total Expenses	\$414.44

General Account Balance as of April 10, 2007 \$21047.18* *Fish Fund \$603.50 Donations

Winter Account Deposit Interest \$4.35.

Winter Account Expenses;

Neils	
Snow Removal	\$ 120.00
Winter Road Work	540.00
Jim Clay (diesel fuel)	<u>13.85</u>
Total Expenses	\$ 673.85

Winter Account Balance as of April 10, 2007 \$ 5614.39

Total Both Accounts \$26661.57

Treasurer Report was approved as read.

No new invoices were presented for payment. Jim Clay had received money for both an annual assessment and fish fund. These will be deposited to the general account.

There was discussion concerning the sanding of the icy area on Ludwig Drive near 501 by Neils which was not authorized. There is a long term relationship with Neils and Pat will call to see if we can settle this perhaps by offering to pay half of the cost.

One final payment for 2007 Annual Assessment was made. One additional installment was paid with a balance due of \$90.00. Outstanding assessments total \$642.00.

Three Notice to File Lien were mailed by certified mail with return receipt attached. None of these were picked up at the Post Office. At the end of three weeks Pat LeRoy received notice that they needed to be collected. The board then approved the filing of Liens against these properties.

Based on \$14306.00 which has been collected from Subdivision 2, \$4291.80 will be transferred to the Winter Account.

OLD BUSINESS:

The road sign placed on Duck Spring Trail is incorrect and will be replaced. Two larger signs which are reflective will be placed at the entrance on CR 501 and the intersection of Pine River Ranch Circle and Ludwig Dr. These were approved. The one on CR 501 will be visible from both sides. Jim Clay will re-install some of the former road signs that have been down for awhile.

Jim Clay has been doing some work on the intersection but weather has halted his efforts.

DSL service to the subdivision has been halted and application checks will be refunded. Qwest is unable to locate enough undamaged cable between here and Bayfield for MyDurango to use. They will continue to work together to see if DSL can be installed.

After talking with both attorneys, the quotes are just about the same, \$1000.00 to \$1500.00. This is based on the Association doing a good portion of the work. The procedures define the policies set forth in the CC&Rs. These all will be presented to the membership for their approval. These procedures will be recorded and become part of the legal papers for Pine River Ranches. There will be no additional CC&Rs developed, but some of the language in what is now written and recorded may need to be cleared up. After some discussion, the board selected attorney Lindsey Nicholson. Pat LeRoy will gather all of the information needed and make an appointment to get the process moving forward.

Chip Burkett had contacted the County Extension office for information regarding spraying thistles around the pond. He has received one estimate for \$350.00. He has contacted two other persons who may come out this week. Time frame for spraying would be about 4 to 6 weeks. This item will be tabled until the next meeting.

NEW BUSINESS:

Richard Diedrich has been clearing the pond of beaver dens. These were blocking the drainage and overflow areas of the pond. He has talked to the Fire Department about burning the piles of sticks that he has cleared. There is too much stuff there to cut and haul off. The Department suggested that for a small donation they would do a control burn at the pond and keep it under control. They could also use it as a training session. This would also help with the thistles and the dry material is deep. The corrugated pipe in the pond is so corroded that it has fallen below the level of the water and someone has thrown large stones into the pipe plugging it. He suggested that this be repaired. The burn would need to be done soon. The board approved the control burn on Lot 91, the pond. Richard will contact the fire department and the landowner of Lot #11. Pat will post a sign at the bulletin board to inform residents. Jim McCain made a motion that a donation of \$75.00 be made to the Fire Department. Motion seconded and vote was unanimous. Any decision regarding the pipe repair was tabled until the next meeting.

The meeting was halted while the board reviewed the plans for an addition to the residence on Lot #49. The plans were reviewed by the board and approved.

For information purpose, postage for first class mail will increase two cents May 14th.

The bridge treads are in good shape except for the west end. John Wickman will contact a mill where we may be able to purchase cottonwood treads. A metal cap for the ends was suggested. Work will be scheduled at a later date.

Several areas along the paved areas Ludwig have developed potholes. A small load of hot mix would do the job. The potholes need to be filled and level at the top. A tentative date is set for early Monday April 16th. Pat will call Four Corners Material to see if the plant is open and advise the board. A motion to order a small amount of hot mix and tamp rental was made. Motion passed unanimously. A tamp would be needed for leveling the hot mix. An area near the mail boxes has deteriorated rapidly in the last few weeks. Methane may be a problem. A solution may be to dig out the area, bury a perforated pipe to vent from one side to the other of the road, and re-do that section of the road. John has both the pipe and fabric to do the job. This may be a job where we hire the work done. It was decided to wait and see if that area settles down.

Glen Watson presented a written concern about the roads west of the river. Essentially he expressed concern about the amount of material that has been thrown to the outside of the road. His suggestion was that it has been approximately two years since a road grader has been used that we contract to have a grader come in and recover the loose material alongside the edge of the road and reshape the road. The road maintainer does a good job but isn't able to move material from the road edge. The increase in number of residents has increased the traffic, and when the roads are smooth the speed pick up. A schedule for road work was discussed: have a road grader bring the material back to center of road and reshape the road; bring in gravel while the grader is still here to spread the material; use maintainer during the summer and when the road is wet; and fill potholes as needed. This work would be part of winter road work and cost for the grader would be paid from the winter account. It would be beneficial to have Neils come out, look at the road and work up a proposal. The board had previously approved the purchase of a couple of loads of gravel to fill pot holes.

The annual meeting was next on the agenda. It was proposed that the business part of the meeting be held Saturday July 7th at the Fire Department followed by a barbeque pot luck picnic at the pond. Pat will check availability at the fire station. At the next meeting, items to be discussed at the meeting, the budget, ballots for board directors, assessment, budget, and any minor/major road work will be presented. The budget item fish/pond maintenance will be discussed as there appears to be some confusion. Also the thistle problem as it pertains to the individual landowner's lot. Everyone will gather information and make it available at the next meeting. The Annual Meeting information needs to be mailed by June 1st.

The date for the May meeting is May 8th, and at Jim Clay's home. A notice will be posted.

Glen Watson reported that there is a prairie dog problem in the open area behind Jim McCain's property. He thanked the board for the favorable attention given to his road concerns.

Meeting adjourned at 9:36p.m.

Submitted by:

Pat LeRoy, Secretary/Treasurer May 12, 2007

