

PINE RIVER RANCHES LANDOWNERS ASSOCIATION, INC.  
MONTHLY MEETING  
NOVEMBER 6, 2006

The meeting was called to order by President John Wickman at 7:06 p.m. Board members present: Jim Mc Cain and Pat LeRoy. Board members absent: Vicky Mullins and Chip Burkett. Guest - Nancy Young.

Nancy Young gave an update on the DSL project. We still need 3 or 4 households to sign up for this service before we can submit the applications to MyDurango. Residents in Bear Creek are included in this project.

The October 10, 2006 board meeting minutes were approved with no corrections.

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

General Account

Deposits	\$ 240.00	Special Road Assessments
	11.83	Interest
Expenses	\$14759.59	Four Corners Material - Chip and Seal, hot mix
	107.90	Vital signs - road signs
	344.45	Southwest AG - mower rental
Balance	\$ 3922.88	(The Fish Fund has a balance of \$138.50)

Winter Account

Deposit	\$ 4.11	Interest
Balance	\$ 6667.09	

Total both accounts \$ 10589.97

Five Lots are delinquent on the Special Road Assessment. A notice to file a lien will be mailed to the Landowners if payment has not been received by November 10, 2006. \$5880.00 has been collected.

OLD BUSINESS

There was no update on Senate Bill 05-100. Pat will email Vicky for additional information.

Chip Burkett and Pat LeRoy used a metal detector to see if they could find a culvert on Pine River Ranch Circle between lot 58 and lot 7. None were located. Pat will contact Neil Excavation for information regarding a new culvert and removing willows in the ditch on both sides of the road.

All agreed that the lane looks good but have noticed some drivers exceeding the posted speed limit. John may be able to install the road signs on Saturday November 11, 2006. Jim McCain will replace the reflectors on the poles on the culvert on the lane. A contract was signed with Neil's for snow removal. John Wickman has graded the road several times using the road grader which has saved the Association the cost of having Neil's grade the road.

After some discussion, the 2007 Budget was approved as presented. There will be no increase in the Annual Assessments for 2007.

**NEW BUSINESS:**

The 2007 Annual Assessments Invoice, letter from the President, updated roster, and the budget will be mailed by December 1, 2006.

The next Board Meeting is scheduled for Tuesday December 5, 2006 at John Wickman's.

The meeting was adjourned at 8:06 p.m.

Submitted by:

Pat LeRoy  
Secretary/Treasurer  
November 9, 2006