

PINE RIVER RANCHES LANDOWNERS ASSOCIATION, INC.
MONTHLY MEETING
SEPTEMBER 11, 2006

The meeting was called to order at 7:07 p.m. by President John Wickman. Board members present are Jim McCain, Pat LeRoy, and Vicky Mullins. Guest present is Judy Clarke. Chip Burkett was absent.

Pat LeRoy suggested that we dispense with the reading of the minutes at the monthly meeting. She will e-mail the minutes to all board members as well as post the minutes on the bulletin board. Corrections to the minutes will take place at the following monthly meeting.

Pat LeRoy presented the Treasurer's report:

Balance General Account		\$14320.65
Deposits		
Special road Assessment	\$5340.00	
Interest Earned	31.43	+ 5371.43
Expenses		
County Clerk	\$ 12.00	- <u>12.00</u>
Balance General Account 9-11-06		\$19680.08
Balance Winter Account		\$6650.39
Interest Earned		+ <u>12.59</u>
Balance Winter Account		\$6662.98
Total Both Accounts		\$26343.06

Two Invoices were presented for payment:

Four Corners Material - hot mix	\$581.10
Pat LeRoy (Annual Meeting, \$78.02 Adm. Expenses \$127.97)	\$205.99
Jim Clay -fish	\$301.00

Second notices for the Special Road Assessment were mailed to 11 Landowners (14 Lots). Treasurer report was approved unanimously as read.

John will call Four Corners Material to check on date for the Chip and Seal Application. Another 7 tons of hot mix was ordered to finish filling the potholes on the lane on Friday.

Jim McCain will follow up on the road signs.

Senate Bill 05-100 was discussed. Vicky Mullins will contact HOA Informational Services for information and the cost to have assistance with writing the policies and procedures. This will be addressed at the next meeting and may become a budget item. Everyone will review the By-laws and CC&Rs making note of which need a procedure to be written.

To date we have received 11 applications for the DSL with another 6 applications that have not be returned. We are receiving some applications from Bear Creek.

A date for Clean up will be set in October and posted on the bulletin board. John Wickman will see what sort of equipment would be available through Southwest AG to mow the growth along the lane. Cleaning the ditches at the intersection of Ludwig Drive and Pine River Ranch Circle should be done so that the water level does not erode the road. There is water in the ditch year round. There are several trees growing in the ditches. A backhoe would probably work well. John Wickman will report his findings at the next meeting.

At the October meeting the Board will finalize the 2007 Budget and decide if an increase will be necessary for the 2007 Annual Assessment. Bids will be secured for snow removal, culvert repairs if necessary, and ditch work. Additional expenses for 2007 will include legal fees, fish fund, computer bookkeeping program, and misc.

Judy Clarke gave a quick overview for the format for the meetings. Guests are welcome to express their opinions regarding a issue before the board once a motion has been made and prior to the vote. Items to be discussed at the Board meeting need to be presented to the President and/or Secretary/Treasurer prior to the meeting and placed on the agenda.

The next Board Meeting is October 9, 2006 at 7:00 p.m. at John Wickman's.

The meeting was adjourned at 8:57 p.m.

Submitted by:

Pat LeRoy
Secretary/Treasurer
September 11, 2006