

PINE RIVER RANCHES LANDOWNERS ASSOCIATION, INC.  
BOARD MEETING - TRANSITION  
AUGUST 2, 2007

The meeting was called to order by President Jim Clay at 7:10 p.m. Current Board members present are Jim Clay and Pat LeRoy. Newly elected Board members present are Andy Young, Barb Wickman, and John Dustin. Guest present is Sandra Pratt.

As part of the transition, Jim Clay spoke to several elements of concern. Road issues include road work by Neil's which could begin next week. Some parts of the proposal have changed and the grader use will be for one day and the water truck, at no charge, may not be needed. Filling potholes has been put on hold by the monsoon season. Jim Clay contacted Four Corners Material for a bid to fill the potholes.

The Association received a \$2000.00 check from Rhoads for an impact fee even though his construction is outside Subd. 2. The board requested that a culvert be installed on Pine River Ranch Circle. That will be done near the end of the construction.

Four Corners Materials responded to a letter sent in regards to the crushed asphalt road and the chip and seal. The letter is posted at the bulletin board. In Mike Stengel's opinion is: "the single chip/seal is performing and the potholing is unrelated."

BP Amoco mowed the lots on Ludwig near the bridge and sprayed for thistles. No action has been taken to remove the dead trees and limbs from Lot 1.

Richard Drive which is a private road has had some gravel spread last year by Jim Clay who volunteered his time.

Duck Spring Trail is part of the road system of Subd. 2 and is in terrible shape and may have some Fire Department issues. Jim Clay suggested that a load of 3" road base be considered. The new Board will address this concern.

John Dustin and Pat LeRoy have been transcribing the CC&Rs and By-laws and now have them on a CD. They plan to call a committee meeting next week. As a starting point, John Dustin has drafted some procedures. The biggest challenge will be developing guidelines for the architectural design committee. The By-laws are more defined but the CC&Rs are vague. They are reviewing annual meeting minutes to add any changes that have been approved at the meeting but not recorded.

Jim Clay described his duties as President and Pat LeRoy described hers as Secretary/Treasurer.

John Dustin nominated Barb Wickman as President. Barb Wickman nominated Chip Burkett, second by John Dustin. After some discussion, Barb Wickman withdrew her nomination of Chip Burkett. By unanimous vote, Barb Wickman was elected President. Barb Wickman nominated John Dustin as Vice President, seconded by Andy Young. Vote was unanimous. John Dustin made a motion that Andy Young serve as Secretary-Treasurer. Motion passed. John Dustin nominated Chip Burkett as Asst. Secretary-Treasurer. Motion seconded by Andy Young. Motion passed.

Pat LeRoy suggested that the Board consider purchasing a laptop for the Secretary-Treasurer. Andy Young will do some research and report back to the Board.

Barb Wickman thanked the outgoing board for their service to the Association. Both Jim Clay and Pat LeRoy expressed their continued service to the Board and the Association.

Jim Clay provided the Board with the committee sign up sheets from the Annual meeting. Jim Clay will be the point person for filling the potholes and seek direction from the Board once the bid has been received from Four Corners Materials. The Board's position is to fill the potholes in late August or September. The Board's position is to hold off on gravel for the time being. John Wickman has used the road maintainer a couple of times and has knocked down some of the ridges. Barb Wickman will contact Neils.

Pat LeRoy had located a form from La Plata County Weed program for a possible reimbursement of 50% of cost to spray the weeds at the pond.

Jim Clay will pick up the address number signs from the County. There are still a couple of road signs to be installed. He will install a "children playing" sign on Pine River Ranch Circle near Lots 19 and 43 where families with children live.

John Dustin made a motion to make a \$50.00 donation to the Fire Department Fund for the use of the Fire Station for the Association's annual meeting. Motion seconded by Andy Young. Motion passed.

The Firewise Council of Southwest Council, Neighborhood Ambassador Program is seeking a volunteer from our Subdivision. Pat LeRoy will contact a couple of people who may be interested in this volunteer opportunity.

John Dustin has a list of five property owners along the area needed for an alternate emergency exit from the Subdivision. John will follow up with Fire Chief Graeber. Barb Wickman will be the contact person with BP Amoco. The road will need some work.

Pat LeRoy read the letter from Richard Diedrich stating that he appreciates the offer to reimburse him for fuel but feels the \$100.00 can be better used for other budget expenses. He expressed his thanks to Judy Clarke for suggesting this to the Board. He will continue to mow the green area. He is very encouraged by the thank you extended to him and hopes that other neighbors will continue with their volunteer efforts.

Sandra Pratt presented plans to tear down and replace the front porch of her residence which is not level. The porch will be enclosed with windows and an entry door added. John Dustin made notice for the record that the design is consistent with the original design of the house and there are no set back issues. Siding will be half logs or a similar material. John Dustin made a motion that the plans to rebuild and enclose the porch converting it to a mudroom be approved with the understanding the exterior will be similar to the existing exterior of the house using half logs or other material which simulates a log look. Andy Young seconded the motion. She presented plans to remove the back porch, add a new screened porch with a roof to match the pitch of the front porch. Notations were made on the plans as to concerns regarding the exterior materials to be used. John Dustin withdrew his first motion. Motion was made to approve both plans in accordance with the discussion the board had. Andy Young seconded the motion. Motion passed. John Dustin will make a copy of the plans and return the plans to Sandra Pratt. One copy will be retained for the Board's record. A letter from the Board will also be sent indicating that the plans have been approved.

As part of the transition for the new Board, the Liens that have been filed were reviewed by the Board. After some discussion the Board decided to contact the Landowners for non-payment of fees associated with the filing of liens, penalties and interest.

The mailing of the 2007 Annual Meeting Minutes, year to date financial statement, letter listing new officers, and noxious weed information is ready. John Dustin made a motion that the Board authorizes

Pat LeRoy to mail these items to the Landowners. Seconded by Andy Young. Motion passed.

Signature cards need to be signed by the new officers at the bank. A copy of the annual meetings and a letter stating the new officers is required.

Nancy Young has been maintaining the website. Barb Wickman suggested that she document her processes. John Dustin made a motion that internet costs be part of the budget and that the Board authorize Andy Young to talk with Nancy and tell her that she will have a budget. Motion seconded. Motion passed. Website costs were included in the 2007 Budget.

Pat LeRoy submitted two invoices for payment:

Nancy Young \$59.32 for reimbursement of costs associated with the website.

Pat LeRoy \$185.50 for postage, filing fees, copies, and Annual Meeting food.

Pat LeRoy requested a budget of \$200.00 for the CC&Rs and By-Laws Committee. John Dustin moved that a preliminary budget of \$200.00 be set for the CC&Rs and By-law Committee. Motion seconded. Motion passed.

Pat LeRoy stated that the notice for tonight's meeting was not posted until today.

The next meeting is tentatively set for September 7, 2007.

Meeting adjourned at 8:32 p.m.

Submitted by:

Pat LeRoy  
Former Secretary-Treasurer  
August 3, 2007