

PINE RIVER RANCHES LANDOWNERS ASSOCIATION, INC.

JUNE 9, 2011 MONTHLY MINUTES

LEROY Residence – 18 Pine River Ranch Circle, Bayfield, CO 81122

The meeting was called to order by President Jim Clay at 7:09 p. m. Board Members present: Jim Clay, Richard Diedrich, and Pat LeRoy which is a quorum.

The Minutes from the May 12, 2011 were reviewed via email and corrections were made. Richard Diedrich moved that the minutes be approved as corrected. Pat LeRoy seconded the motion. The minutes were approved unanimously.

Pat LeRoy presented the Treasurer's report. Checks were written to: Neil's \$12,245.00 for Gravel work; Four Corners Materials \$5,894.25 for asphalt work. Deposits totaled \$1,171.15 for 2011 Annual Assessments and interest. The balance in the General Account is \$6,529.38. The Winter Account had one check written to Four Corners Materials for \$3,000.00. There was one deposit for interest of \$.19. The balance in the Winter Account is \$2,698.01.

Pat LeRoy reported that there was no change in the status of the liens which have been filed. The liens that were filed for the Special Assessment 2010 are ready to have additional fees applied. Letters of Intent to File a Lien will be mailed to those landowners

Letters will be sent to two landowners who have liens filed who have paid the 2011 Annual Assessment but did not pay the interest, penalty, and filing fees.

Richard Diedrich moved that the Treasurer report be approved. Pat LeRoy seconded the motion. The motion passed unanimously.

The Board asked if Nancy Young had submitted a bill for maintaining the website. Pat will send a reminder.

There are two new Landowners to add to the Roster: Lot 21 DTS Enterprises (Shane French is the resident), and John Salsberry Lot 36.

Jim Clay has written to two Landowners concerning complaints received regarding a chicken coop and a wood shed. The plans were not submitted to the Board for approval. This is in violation of the CC&Rs. The letters will be mailed after the Board has reviewed them.

Jim Clay has talked with Ed Wommer regarding an easement to access the mailboxes. Mr. Wommer will get back to Jim Clay later. There was no mention by Mr. Wommer regarding the repair to the fence where the road was washed out last year and the culvert was replaced.

Jim Clay has talked to Neil's and several other contractors regarding the Bridge repair. Neil's is the only one to show interest in the work and will submit a bid. If the bridge repair is approved at the Annual Meeting, there will be a special assessment to cover the cost of the repair.

Rob McLaughlin has talked to Butch Knowlton regarding the emergency exit through BP's property. Mr. Knowlton is attempting to set up a meeting for next week with BP, himself, Rob McLaughlin and perhaps Richard Diedrich.

Richard Diedrich has talked with the Upper Pine River Fire Department regarding a Fire Mitigation presentation at the Annual Meeting. At this time it is uncertain if they can do it. They are deploying firefighters to the fires in Arizona and maybe short handed. Richard Diedrich will do the presentation.

The Board discussed the need for signage for the pond stating that motorized vehicles are prohibited beyond the turn around. Jim Clay will check into this. Richard moved that the Board approve \$100.00 for the signs. Pat seconded the motion. The motion was approved unanimously.

The board discussed the Agenda for the Annual meeting and notification to Landowners. This will be done by June 16, 2011. Pat will prepare the agenda and a proposed budget and email to all board members for their review, suggestions, and approval. Pat will take care of the mailing.

Richard Diedrich reported that he had talked to Pat Watson regarding a for sale ad she had read concerning a lot for sale in Subd. 1 which stated that there was fishing rights. Subd. 2 has permitted fishing by landowners in Subd. 1 if their assessments have been paid in full.

The meeting was adjourned at 8:15.

Board President

Date

Secretary

Date