

Pine Spring Ranch Subdivision Board Meeting March 14, 2006

Board Members Present:

Allen Rosenbaum – President

Lee Dean – Vice President

Tom Gibson - Board Member

Property Owners Present

Bob Kerr

Larry Corman - Treasurer

1. The Mission Statement was discussed. We have had a breakdown in communication on this and the committee members will be contacted and we will try to have a draft statement ready for the Property Owners Meeting.
2. Larry Corman gave an update on the Website. This is being done so we can post all of the documents that we are required to make public with the new statutes. It also serves as a good communication resource for the property owners.
3. Larry Corman reviewed the latest financial statements. There was also a discussion about the 2006-2007 budgets. We plan to have a draft ready for the next board meeting.
4. Unpaid dues. We have one delinquent property owner that we have not been able to make contact with. We will try one more time and then have to file a lien.
5. The letter on the building that was sent out in early February was discussed. There has been no feedback to the board on this to date.
6. Noxious weeds are continuing to be a problem in the valley (and elsewhere). Bob Kerr who has been working in this area gave an update on the laws and what the local weed control authorities are doing. We asked Bob to be prepared to give a brief update at the annual meeting and provide handouts.
7. Liability insurance for the Board members was discussed. Most HOA's have this and we will fill out the form so we can get quotes.
8. The covenants were discussed and the board will be reviewing whether there should be any changes. If so these would be reviewed at the annual meeting.
9. The annual meeting was discussed and it was agreed to have a draft of the communication letter by the next board meeting. We will be sending out notices for the meeting in mid May.