

Pine Spring Ranch Subdivision Board Meeting October 13, 2005

Board Members Present:

Allen Rosenbaum – President
Lee Dean – Vice President
Andrea Korb - Secretary
Tom Gibson - Board Member

Architectural Committee Members Present:

Jim Shadid
Randy Korb
Bob Kerr

1. **Architectural Committee Updates**-Beth & Andy Ambrose's permit was accepted as a garage permit and will be managed as per county code. Concerns about driveway construction and building site preparation without the proper architectural committee approval were discussed and this will be addressed by providing covenants and building guidelines to new owners. It was also discussed that the board president would be the point person and architectural committee would act in his absence for any new construction. If anyone sees new construction or dirt work please contact a board member or architectural committee member (phone numbers listed at bottom of minutes).
2. **Letter to Property Owners**- The board will be sending a letter to all property owners with an update on the maintenance building and also an update on the district court civil summons.
3. **Maintenance Building Update**-The board is looking at various options and they will be submitted with the property owner's letter.
4. **Package for New Property Owners**-The board is preparing a packet with covenants, by-laws and building guidelines with a cover letter highlighting items for new property owners.
5. **Treasurer's Report**-Allen Rosenbaum and Larry Corman will be working on the treasurer's report. It was also decided that the treasurer's report would be included in the package for new property owners.
6. **Tommy Pique Case Update**-The board reviewed aspects of the case and are awaiting the attorney's response.
7. **Liability Insurance Update**-The subdivision now has liability insurance coverage and the board is looking into quotes on board member insurance as most property subdivisions have board member insurance.
8. **Equipment Maintenance**-Allen Rosenbaum and Norm Senti will be getting the snowplow ready for snow removal. Anyone else can volunteer to help.
9. **Equipment List and Need for Equipment**-Tom Gibson put together a list of all equipment that the subdivision owns and equipment needed. Equipment needed would be new blades for the bush hog and new tires and batteries for all equipment as needed. Also, Tom Gibson mentioned that the tractor needs new brakes if this piece of equipment is still to be used.

10. **Update on Cul-de-sac Usage**-Lee Dean looked at all of the cul-de-sacs for our snow removal equipment during the summer. The board decided to rotate the snowplow, grader and fuel tanks throughout the cul-de-sacs. Also, we have one cul-de-sac that will be cleaned up this spring.
11. **New HOA Laws**-The board reviewed the latest HOA laws received from realtors. Please see Allen Rosenbaum if you would like a copy.
12. **Mission Statement**-Allen Rosenbaum created a draft mission statement. The board approved the need for a mission statement. The board chose Linda Gibson, Nancy Senti and Bob Kerr to be on the committee to create a mission statement. Please see Allen Rosenbaum for the draft mission statement.

Tom Gibson made a motion to adjourn the meeting and Andrea Korb seconded the motion.

Please contact the following people if you have any questions or concerns:

Board Members

Allen Rosenbaum – President – 970-884-2031
Lee Dean – Vice President – 970-884-5457
Andrea Korb- Secretary – 970-884-4250
Tom Gibson-Board Member – 970-884-2801

Architectural Committee Members

Jim Shadid – 970-884-4612
Randy Korb – 970-884-4250
Bob Kerr – 970-884-4760