

**Pine Spring Ranch Subdivision Board Meeting**  
**August 4, 2005**

Board Members Present:

Allen Rosenbaum-President

Lee Dean-Vice President

Andrea-Secretary

Tom Gibson-Board Member

Others present:

David Hamilton

Carolyn Hamilton

Michelle Pique

REMINDERS:

Speed Limit-The speed limit is **20 mph**, please be considerate since we have people riding horses, walking, etc.

No Trespassers- The signs outside the gate clearly state no trespassers. We live in a gated community in which the benefits of that are more security and privacy. **If people are wanting in the gate to look at properties for sale they must be accompanied by a realtor at all times and they will need to come back with their realtor.** Please be considerate to those who have their property for sale so there are no unannounced visits, liability issues, etc.

1. Mission Statement-Allen suggested it would be useful to clearly identify objectives and focus on main goals of the subdivision and issues that need to be taken care of. Allen proposed a committee make up a mission statement. Lee made a motion to adopt a mission statement and Tom seconded it.
2. Response Letter From the Board to John Heiermann's letter dated July 22, 2005-Allen asked for approval and any input from the board. There were no additions to the response letter and the board approved the response letter.
3. Update on the Equipment Building for the Subdivision Equipment-Allen is still looking at all the options. Allen stated that there would be plenty of notice to property owners with the equipment building status.
4. Liability Insurance-Allen has left message with insurance companies, no quotes as of yet. Tom will help Allen receive quotes. David Hamilton brought up the issue of the subdivision having workman's compensation. The attorney told Allen that this was not needed.
5. Equipment List-Allen would like an inventory list of all of the subdivision equipment. Tom will get a list of everything that's common property of the subdivision. Allen also suggested a policy be put in place of where subdivision equipment and supplies will be stored. Lee will be in charge of the policy and Tom will help out where needed.
6. Work Day-Allen said that the snowplow will take about 2 days work and will ask Nick Paulek and others to help.

7. Weed Control-Allen suggested Bob Kerr for a resource to ask what chemicals to use and to make a recommendation on weed control.
8. Gravel for Subdivision Road-Gravel loads will be scheduled for subdivision by end of August, 2005.
9. David & Carolyn Hamilton's concerns: They were disappointed with the minutes from the annual meeting that their attorney's letter was not put in the minutes. David stated that there have been violations of the covenants such as the equipment building. David & Carolyn wanted Allen to show where the equipment building was approved previously, Allen retrieved the minutes from 1999 and read to David & Carolyn where it was approved in which David Hamilton chaired the meeting. David Hamilton stated that their attorney is saying this is not abiding by the covenants.
10. Civil Suit-A person in the subdivision has filed a district court civil summons suit and the board has reviewed this with an attorney. The attorney has given us a course of action to take and the board agreed on the attorney's recommendation. The board voted unanimously.