

## **PPRPOA BOARD OF DIRECTORS**

**Meeting Minutes May 4, 2011**

**Meeting Called to Order at 7:12pm**

**Attending Board Members:** Marc deManigold, Ron Jensen, Chris Kaleva, Clark Hoffpauer, and Michael Salmon

**Members Attending:** Launi Stocks, Jim Jones, Debbi Jones, Dwight Ashcraft, Sally Ashcraft, Mike Kaleva, Cindy Kaleva, Traci Jensen, Lorraine Salmon, Steve Baker

**Non-Members Attending:** Brian and Terri Stubbs, Brian Baker, David & Myldred Stine, Vaughn Baker and Carol Baker

### **OLD BUSINESS:**

Michael delivered the presidents report. Michael stated that Launi had been updating the member list and was doing a great job of tracking down current addresses for members. Michael let us know that the brain box on the backhoe needs to be fixed, and that New Holland will be taking care of that. The dump truck needs new springs and shackles and that should be done soon. Michael got a hold of Ron Pike at Sime Construction about getting gravel from the Mantles pit. He said that we will be able to.

Michael delivered the treasurers report. While going over the anticipated expenses for May, pointed out the invoice we finally received from Pierce Construction for the gravel work they did last September. The bill was higher than anticipated, so Michael will try to negotiate that with them. Marc will be setting up an escrow account for the associations Equipment fund so it can start drawing interest. While going over the expected expenses, Ron made the comment that he'd like to see the employee's wages itemized, rather than just putting their net pay. Launi stated she can start doing that. Michael went over the May-December budget's summary. Even though we've lost tracts to aggregation and resignation, we are still up over 20% in our collects, to date. Gravel was factored in for 2,000 yards of work for the next year. Clark asked how long the gravel pit was available for us to use. Ron Jensen would like to get some sort of paperwork from Ron Pike at Sime regarding how much we can get, how long we can get it, and at what price. Brian Baker was concerned with Sime pulling their excavation permits as soon as they're done paving. Ron said that was why he wanted the paperwork.

Ron motioned to accept the budget as read for the remainder of the year. Clark seconded the motion. Motion passed unanimously.

Marc stated that as treasurer, he will put together a budget with both fixed expenses and variable expenses within the next month or two.

Ron motioned to accept the president's report as read. Clark seconded the motion. Motion passed unanimously.

Ron motioned to accept the treasurer's report as read. Clark seconded the motion. Motion passed unanimously.

Michael delivered the road report. He has been having email correspondence with Tony Novotny regarding the associations' easements and right of ways. The covenants state that they are 15 feet from property lines on all four sides. Everyone in the association has jurisdiction of easements and right of ways. Tony would like this clarified and in writing. Marc proposed that we set up a meeting with Tony to form a committee. Anyone who is interested in being on the road committee can be. Mike Kaleva asked about us moving Green Acres road since it runs thru his property (tract 529). Ron said that we had approved for it to be moved. The roads that have priority are the roads that are impassible, so it's a priority. Deb Jones asked if the property owners affected by a road being moved are consulted beforehand. Ron stated that we will.

Mikela Truthseeker was supposed to do a presentation but was sick, so Lorraine presented for her. There is going to be a charity event for Habitat for Humanity on June 18<sup>th</sup> and 19<sup>th</sup>. Lorraine requested to put the details on the website. Ron motioned to approve putting the information on the website. Clark seconded the motion. Motion passed unanimously.

#### **NEW BUSINESS:**

Dan Miller would like to request using the association building for his sons' wedding on July 9<sup>th</sup> in the event that the weather does not permit them to have it outside at their home. Chris motioned to approve. Clark seconded the motion. Motion passed unanimously.

Michael presented his site plan for fencing tract 744. Discussion was made about culvert for driveways and registering it with the GSI. Ron will approve the fencing but not the driveway part until a culvert is drawn in. Marc motioned to approve the site plan. Chris seconded the motion. Michael abstained from voting, all others were in favor to approve.

The BOD would like to develop a master plan for the roads. Ron would like to post on the website again that we are looking for volunteers for a road committee.

The BOD would like to set up a work session for the annual meeting. It was decided that May 15<sup>th</sup> would work best for everyone. A member asked how many seats will be up in August. The BOD answered with four seats, and their terms will be staggered. A non-member asked how many officers are required. Ron said that a president and secretary are the only two really required for a business. You can have an unlimited number of officers, but they aren't required. A non-member asked about 'members at large', meaning they aren't paying members and cant' vote, but would like to still be able to be a part of decision-making procedures. Marc let her know that the BOD will look in to that.

Sally Ashcraft made a presentation by reading a letter she had written regarding her concerns with the conduct of Michael Salmon, as Board President. There was discussion regarding the matter presented. No formal decision was made.

A member stood up and wanted to thank the board for trying to get things straightened out and congratulating them on their work so far.

Clark motioned to adjourn the meeting, Chris seconded the motion. Motion passed, meeting adjourned at 9:38pm.