

UPPER LITTLE WARM SPRINGS CREEK ROAD ASSOCIATION  
& WATER USERS, INC.

P.O. BOX 1390  
DUBOIS, WYOMING 82513

U. L. W. Assoc. Board Meeting.

9-25-91

The Sept Board Meeting was held at the home of Dave Damveld. Members present were Bruce Fritzler, Patty Woerz, Dave Damveld and Mark Gail. Meeting was called to order at 7.15 p. m.

Minutes of the Aug7-1991 meeting were read and approved.

Financial report showing a balance of \$315.06 in the checkin account, \$11,454.43 in the Money Market account and 20,000.00 in a C. D. was accepted.

In Old Bussiness Bruce said that Bill Leseberg had roughed the road in but has not installed the culvert or finished grading it yet. but will get the work done before winter.

The culvert relocate on Spruce Creek Road has been done.

Patty made mention that the road by Gears needs some work. that the water has washed out some of the road and would probably need a culvert. Bruce would look over the problem and report back.

Dave stated that the pile of old bridge planks has been hauled off.

Bruce reported that the corner pins on lots 69-70-71- have all been located and marked.

Patty inquired about the removal of the road easement on Lot 77. now that Hart Trail Road is in. Bruce indicated that he would have to go to a Attorney to get this done and he would look into it.

Patty asked about fixing the middle bridge, Bruce said that the west footing needed to be raised and new plank put on. and would take about a 1/2 day. A work day was set for Oct 5 at 8 A.M

Patty reported on the reappraisal of the Lots. noted that they were selling from 1,500.00 per acre to some as high as 7,500.00 with water hook up already in. One 5 acre lot sold for 4,200.00 per acre and that some Realtors were asking up to 3 times what we were. Dave made a motion that we set a price of 2,000.00 per acre for lots 69-70-71, 3,000.00 per acre for lots 60-61-64-65-77-85, Seconded by Mark. Motion carried.

Patty talked about the Lake Lots. Said that Cindy Boyhan indicated that people didn't seem interested in it as they were buying the water area. but not able to use it. She also said that if the subdivision would hold back a small portion for a Park. She thought it would help sell the rest.

Dave moved that we have Cindy Boyhan & Eliot Bridgeman work up a plan to subdivide the 11 acre lake lot. Patty seconded. Motion carried.

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Mark suggested that we have a joint meeting with the water board, Patty suggested that we have a member of each board set in on each other meetings. Burce said he would contact the water board as to this matter.

Bruce reported that he and Dave had attended a County Comm. meeting. They said that they were aware of our problem on snow removal. They said that we could get a Yearly refuse all in writing from any Contractor. That was not interested in the job. for the winter of 91-92. also that if we made a just effort to get a contractor on a day to day incident and was unable to either contact him or have him plow the road in a reasonable time. We could call the Co.

On the Guard rails. The Co. Road Comm said they would not put one up as they were more dangerous than without.

On the Signing of the Main Road. They would not put up a sign. But if we desired we could put up our own. The Road Comm. said that they had never accepted the portion of road up Little Warm Spring past the Bates Property Lot. Might be able to grade it on a very limited bases.

New Business.

Bruce presented a offer from the Odems. to purchase Lots 61 & 64. For a price of 17,000.00. The appraised price is 23,271.00 for the 2 lots.

Discussion followed. with the feeling of the board that we should hold the price at the appraised price as we have reappraised all lots. Patty made a motion that we counter offer at the appraised price. Dave Seconded. the motion carried.

Dave brought the fact that we now have a Architectural Control Committee and should start inspecting the new houses going up. Patty said she would get the Committee going.

With no other Business the meeting Adjourned at 9:40.



David Damveld.  
Sec.-Treas.

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Sept. 25, 1991

Account #	010-022		
Balance	8-31-91		445.84
Check #			
1128-	9-6-91	Bourke Ins.	52.80
1129-	9-6-91	Dubois Tele. Exchange	11.77
1130-	9-6-91	Postage	13.34
1131-	9-10-91	Block Party Supplies	52.87
		Total Expenditures	<u>130.78</u>
Deposits			00.00
Balance on hand.	9-25-91		315.06
Money Market Account #	018-382		
Balance on hand.	8-31-91		11,007.61
Check #			
1246-	9-13-91	Postage	<u>29.00</u>
		Total Expenditures	29.00
Deposits			
9-6-91.		Lot 103	<u>160.76</u>
		Total Deposits	160.76
Balance on Hand.			11,139.37
C.D. Dubois Nat Bank.			20,000.00
Total Cash on Hand in Bank.			31,454.43