



Pine Ridge Ranch
Property Owners Association, Inc.
A non-profit Wyoming Corporation

Tom Jacobi, President

Mike Mowry, Vice President

Tim Brown, Director

Page Fagan, Director

Phyllis Vanous, Director

To contact all members of the board, send email to prrpoa@prrpoa.com

May 19, 2025

Property Owners,

We would like to thank the Members for this past year's support and encouragement of the efforts by the Board of Directors in working toward making the ranch a better place to live.

The primary objective for the annual member meeting is the election of Board of Directors for the open seats. This year, all five Board seat positions are open for election. We would like to thank the Nomination Committee participants, Lynn Cunningham, Dave Dunn and Derek Glenn with Mary Jane Woods as Chair, for their help in soliciting and vetting the ten candidates for the required two nominees for each open seat. We are pleased to present (in alphabetical order) Tim Brown, Kim Clinesmith, Lynn Driver, Page Fagan, Tom Jacobi, Tona Mendoza, Mike Mowry, Judd Nash, Ken West and Jed Wilson as candidates this year. Nomination letters are enclosed.

We will continue with the GetQuorum service this year for Member communication, registration and voting. In an effort to streamline the registration process this year, we are asking for volunteers to help. A bit more than basic computer skills is required for the website registration and if you are willing to assist from 2 to 4 PM on meeting day, please reach out via the PRRPOA email for further instruction. If you have any questions about the GetQuorum process and communication, please reach out to the BOD at prrpoa@prrpoa.com.

During the meeting, we will present an update on roads and preview the progress on the new website, followed by an open discussion prior to the vote for Directors (see agenda). **Of immediate attention**, and included in this Annual Meeting packet, are the Amended and Restated Bylaws and CC&R's, which have had an initial legal review and are being presented for a vote by the Membership *prior to the annual member meeting*. As most are aware, this revision process was a requirement of the 2023 lawsuit and, as such, we want to express thanks for the work done in simplifying the documents. Please refer to the enclosed document, *Re: Voting on the Amended and Restated Bylaws and CC&Rs*, near the back of the packet for information and instructions on voting FOR or AGAINST the adoption of the proposed documents. Your vote is very important and your ballot must be received by June 16, 2025 to be counted. Voting results will be announced during the meeting (see agenda).

We look forward to seeing everyone in person or via the GetQuorum Zoom link.

Best regards,

Tom Jacobi
Phyllis Vanous
Tim Brown
Page Fagan
Mike Mowry



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2025 Annual Meeting of the Membership

Saturday, June 21, 2025 at 4:00 PM MDT • Lingle Community Center, Lingle, WY

Voting Registration opens at 2:00 PM MDT

Meet/Greet: New Members & BOD Election Candidates – Small Bites and Beverages

Meeting opens at 4:00PM MDT

AGENDA

1. Call to Order
2. Determination of Quorum
If quorum is not met, meeting will adjourn to Saturday, July 12, 2025 in the Fort Laramie Community Center Conference room at 4:00PM (voter registration will begin at 3:00PM)
3. Approval of Agenda
4. Approval of 2024 Annual Meeting of the Membership Minutes
5. Acceptance of 2025 Financial Report
6. BOD Presentation / Discussion:
 - A. Bylaws / CC&R's Vote Results
 - B. Road Advisory Committee – Mike Mowry: Update on Roads
 - C. Website Update – Preview
 - D. Introduction of the Candidates
 - E. Items for Vote:
 - 1) Election of Board of Directors – 5 BOD seats open
7. Call for New Business / Questions from Members
8. Voting - commences at approximately 5:00PM; closes at 6:30PM
9. Election results
10. Adjournment

PINE RIDGE RANCH PROPERTY OWNERS ASSOCIATION, INC.

MINUTES OF THE 20TH ANNUAL MEETING OF MEMBERS

1. Call to order:

The 20th annual meeting of members was called to order by President Tom Jacobi on Saturday, July 20, 2024 at 4:25 p.m. at the Conestoga Room in Torrington, WY. The meeting was conducted in person and via GetQuorum video conference.

Board of Directors present:

Tom Jacobi, President, Director

Phyllis Vanous, Vice President, Director

Jan Kylander, Secretary, Director

Tim Brown, Director

Page Fagan, Director

Also present: Tona Mendoza, Treasurer

2. Determination of Quorum:

Of 189 parcels less five (5) parcels ineligible due to lack of annual assessment payment as of record date, 184 parcels were determined eligible. The quorum requirement is 50% or 92 parcels. Determination of quorum was confirmed by Get Quorum as follows:

At the opening of the meeting, a total of 93 parcels were in attendance (in person and electronically), with 79 voting members in attendance (in personal and electronically) and 29 voting members were represented by proxy: Quorum was met with 108 total proxies and members eligible to vote in person and electronically.

3. Approval of Agenda:

Member Janet Kaiser made a motion to approve the meeting agenda, and Member Mike Dysert seconded the motion. By a show of hands, the agenda was approved with no opposition by members in-person, and by 16 members approving and one member opposing electronically.

4. Approval of Minutes of 2023 Annual Meeting of the Members:

Member Lynn Driver made a motion to approve the 2023 Annual Meeting Minutes, and Member Gary Golden seconded the motion. By a show of hands, the 2023 Annual Meeting Minutes were approved with no opposition by members in-person, and by 17 members approving electronically, with no members opposing.

5. Acceptance of 2024 Financial Report: (2023 full year and 2024 year-to-date were included in the meeting packet).

No questions were raised by members in-person or electronically. Member Steve Bock made a motion to accept Financial Reports 2023 and 2024 year-to-date and Member Scott King seconded the motion. By a show of hands, the Financial Reports 2023 and 2024 year-to-date was approved with no opposition by members in-person and by 15 members approving electronically, with no members opposing.

6. Board of Directors Presentation/Discussion:

A. Update on Watson litigation:

Director Kylander stated that because Mr. Watson had unfortunately passed away and because he had been the attorney representing himself in the lawsuit, the lawsuit would be dismissed. Director Kylander informed the membership that Mr. Watson had emailed the Association's attorney requesting a stay in the lawsuit because he understood that new Bylaws and CC&Rs were being actively worked on. Member Nancy Grussing asked whether

Mr. Watson's heirs could reinstate the lawsuit if he had carried it over in his trust or will and Director Kylander advised that Mr. Watson's heirs would have to file a new lawsuit. No further questions were raised.

B. Roads Advisory Committee – Director Page Fagan: Update on Roads

Director Jacobi stated that the top job of the Board is upkeep of the roads, and that Director Fagan would share an update. Director Jacobi pointed out the color-highlighted map of the ranch posted at the rear of the room showing work that has been performed on the roads, and he stated that the Association has invested heavily in roads this year as evidenced by the Financial Statement. Director Jacobi reported the balance of funds available currently does not compare to prior years at this point in the year because of the catch-up work that has been done, that we are seeing a significant uptick in costs, and to keep that in mind for what might be needed for assessments later this year.

Director Fagan stated that there has generally been a good response to the work done and that the roadwork continues. He explained that the map showed the three categories of work that has been done and continues to be done on the roads (i.e., grading and rock application) and particularly on the smaller roads. Director Fagan stated that Director Jacobi is paying for the work done on Dove Drive. Director Fagan presented the slide showing increases in aggregate costs over the years, and explained that Jim Blocker, with his wealth of experience, said that we can expect aggregate costs to continue to increase every six months. Director Fagan stated that roadwork will continue, and that heavy equipment movement during the recent fire on the ranch caused unanticipated additional roadwork needs. He thanked the road advisory committee, John Walkusch, Steve Bock and Bill Malchow (absent), for the creation of the task list that was given to graders Lynn Driver and Jim Blocker and Dwayne Morgan, the gravel hauler.

Member Gary Grussing stated that he has a lot of experience building roads, and that the life expectancy of a gravel road could be doubled by using a vibratory roller. Director Fagan stated that the bigger road construction companies from whom the Board solicited work quotes were not interested in the work because the Association's budget would not allow the hundreds of thousands of dollars that would be required for bringing water and equipment such as a vibratory roller. Director Fagan will continue to talk with the road advisory committee about future possibilities for use of a vibratory roller.

Online question from Member Deirdre DuFresne about whether the roads on the north side of the ranch would receive road maintenance. Director Fagan stated that additional maintenance is not planned for this year. Member Mary Jane Woods clarified that Member Deirdre DuFresne was asking about Pine Ridge Ranch Road and Director Fagan stated that if specific roads need work members are requested to contact the Board. Member Mary Jane Woods asked whether additional side road work would be performed and Director Fagan has re-tasked Richard Brock with the additional side roads (example: Golden Eagle Way).

Member Gary Grussing stated that blind crest on Pine Ridge Ranch Road is dangerous and should be widened. Director Fagan will talk with the road advisory committee and graders about possibilities for making it safer.

Director Fagan advised that driving outside the tracks on freshly laid gravel will help to compact the rock instead of kicking the gravel off the road. Additionally, Director Fagan advised that gravel recovered from the ditches contains soil and weeds that will blow away with time and driving over the reclaimed gravel will help with smoothing.

Online question: Member Tom Waddle asked for upload of the road map and he asked for confirmation of location of blind peak. Member Waddle stated that when Jim Blocker cut the road on the east side the survey pins were pulled on the south side and any new widening work would have to be done on the easement to the north. Director Fagan acknowledged that the geography in that location creates a challenge for widening. Director Fagan will discuss with road advisory committee.

Director Fagan concluded by informing the membership that roadwork is a multi-year project that will be costly, and that reasonable access on the main roads has been the primary focus, with work on the side roads to continue.

Director Jacobi asked for thoughts on weeds and stated that the resources the Association has used are no longer available for that work, and asked for input on whether weeds are the owner's responsibility. Member Dickey Matherne stated that property owners should take care of their own weeds and grass fronting their property without spraying poisonous herbicides and that if a landowner can't cut their own weeds they should hire someone to do the

work. Director Fagan stated that the weeds question is ongoing and that both sides are acknowledged. Director Fagan acknowledged the complexity of herbicide spraying affecting large areas.

Member Linda Golden stated that scraping encourages weed growth, that weeds must be mowed before they go to seed, and that owners should cut their own weeds. Director Fagan stated that snow removal and grading could also fall under individual responsibility if weeds are, and that it is an ongoing conversation. Member Scott King stated that the dues are to maintain the roads for passage, including snow removal, and not for mowing. Member Jed Wilson stated that weeds mowing is the responsibility of members. Members Linda and Gary Golden stated that when gravel was dumped on Spray Way it was deposited all the way to their fence so they can't maintain that area because gravel is in the way. Director Fagan will discuss recovering the gravel with road advisory committee.

Member Lynn Driver stated that he believes that all owners should mow their own roads to prevent snow removal problems due to weeds and if members don't have the equipment to do so they should hire someone to do the work. He suggested giving property owners until a certain date, such as September 1, to maintain their own roads and if the owner does not comply by that date they be assessed one and a half times the cost to do the work.

Member Bill Rader pointed out that utilities could be affected by members performing their own maintenance to the center of the roads along their properties.

Member Gary Grussing asked, if he is responsible for maintenance along the roads, what stops him from moving his fence right to the road if he is responsible for weed maintenance on the road.

Member Tom Waddle made the comment electronically that easements are the Association's responsibility.

Director Fagan concluded roads discussion with thanks for member input and instructed members to email the Board at prrpoa@prrpoa.com with questions and concerns.

Member Nancy Grussing requested that all board decisions should be made clear and concise to the members, that her email address was lost so she has been unable to participate in surveys and that her emails go unanswered and that many members are not being contacted. Director Jacobi stated it is important that email addresses should be confirmed and that emails to prrpoa@prrpoa.com are not missed and not ignored, and that the Board would like more email correspondence from the members.

Director Jacobi stated that Member Brian Brackeen is assisting with working on a new Association website for improved information communication, and that the website is the communication channel for accurate information. With the goal of keeping costs down, the current goal is third or fourth quarter of the year for a new website that will improve user experience.

C. Final review of Bylaws and CC&Rs and upcoming vote:

Director Kylander stated that the committee has continued to work on new draft Bylaws and CC&Rs and that they are currently under legal review. She stated that the committee had hoped that we would have something to present to the membership at this meeting, not for a vote but to see the progress, but that the assisting attorney had been in mediation and the committee did not want to present an unfinished product. She stated that it had been predicted at the 2023 annual meeting that it would be at least a year to get the documents in the shape that they are fair, completely legal and without conflicts, and that the documents do not contradict each other. She stated that the delay is intentional, and that the committee wants to present documents that are palatable to most of the members. We are hoping for an online yea/nay vote in the next few months after the members have the complete opportunity to dig in and compare the old and new documents and are able to weigh in on the documents. She stated that we have addressed questions addressed in the survey results and that we are continuing to work on the best product for the membership to consider.

Member Lynn Driver asked whether the vote would line item or yes/no for the entire package, and Director Kylander stated that by the time of the vote, it will be a yes/no vote. Director Kylander stated that the surveys were for the purpose of member weigh-in on each section, and that most of the questions have been addressed with the attorney and that we understand concerns. She stated that the objective is not to be able to present documents that 100% of the membership will completely agree with but that will carry the ranch forward for the next ten years in order to

maintain the dignity of the ranch and property values. The goal is not to restrict but to be fair for those who bought in to an association governed by Bylaws and CC&Rs.

Documents committee member Mary Jane Woods asked for a show of hands of who would like more input, because of people who may not have been able to participate in the initial surveys, in the form of an additional online survey for additional electronic input before the vote. Member Jeanne Doan pointed out that some members had difficulty completing the survey because the survey was not reopened after comments were made, and stated that the committee will have a better response with a new survey.

Director Jacobi asked that before leaving the meeting members provide a current email address to ensure an accurate database and stated that the Board will present a new survey. He reiterated that the documents are not meant to please everyone but that the expressed majority of intentions and desires will be expressed.

Member Carolyn Matherne stated that she had not received postal mailings, and committee member Mary Jane Woods reminded members that emails may go into junk mail or spam.

Member Lynn Driver stated that his two biggest problems that he sees with the CC&Rs and Bylaws are number one the nominating committee – that if ten people want to run members should decide who they want to vote for, and that voting proxies need to be eliminated. Director Jacobi stated that it can be a problem to get enough people to run for the Board.

Member Gary Golden asked Director Kylander if the attorney working with us on the Bylaws and CC&Rs is a general attorney, association attorney, or something off the internet. Director Kylander stated that the Association's insurance company referred us to the Casper attorney who would handle the Watson matter, and that that attorney referred us to Pat Holscher, who has experience with corporate documents and who knows Wyoming law.

Member Scarlett Ritchie made a suggestion for road mirrors for the peak on Pine Ridge Ranch Road until a solution is found. Director Jacobi stated that the road advisory committee will take that suggestion under consideration.

Director Jacobi reminded the membership that once each quarter the Board opens up after regular meeting for open sessions and that information is on the website. This meeting is the open session for this quarter.

D. Introduction of the Candidates:

Director Jacobi invited candidate Mike Mowry to address the meeting. Mr. Mowry introduced himself and asked for member consideration.

Director Jacobi invited candidate Jan Kylander to address the meeting. Ms. Kylander introduced herself and asked for member consideration.

E. Items for Vote:

Election of Director: Director Jacobi stated that the GetQuorum moderator would walk members through voting and that there is in-person assistance available too. GetQuorum moderator Cory presented the procedure for voting.

7. Voting:

Voting procedure commenced with assistance from GetQuorum; voting closed at 6:30 p.m.

8. Election results:

GetQuorum moderator announced that the candidate with the most votes is Mike Mowry.

9. Adjournment:

Motion to adjourn by Member Lynn Driver, seconded by Member John Walkush and motion passed.

Meeting adjourned at 6:24 p.m.

**Statement of Operations for Pine Ridge Ranch Property Owners Association, Inc.
2024 Calendar Year**

for the year January 1, 2024 – December 31, 2024

Balance on December 31, 2023: **\$ 79,324.31**

REVENUE

2024 annual assessments	\$ 32,697.45
2025 annual assessments	\$ 27,368.20
Collected late fees	\$ 644.08
Adjustment - return of deposit for room rental	\$ 270.00
Total Revenue	\$ 60,979.73

OPERATING EXPENSES

Administration

Annual meeting	
Rental of Fort Laramie Community Center	\$ (420.00)
GetQuorum moderator	\$ (375.00)
Mailing: printing, postage, envelopes	\$ (761.74)
Food and refreshments, supplies	\$ (12.18)
Total Annual Meeting Expenses	\$ (1,568.92)

Office Expenses

Reimburse late fees	\$ (225.00)
PO Box rental	\$ (74.00)
Web site host - renew for 6 mos	\$ (76.72)
Office supplies - ink, paper, maps	\$ (358.95)
Tax return preparation & filing	\$ (490.00)
Annual report filing w/ Sec of State	\$ (30.00)
Rental of room for BOD meeting	\$ (200.00)
Postage - annual assessment mailing Nov 24	\$ (92.40)
Subscription to Get Quorum	\$ (1,155.00)
Bank - check order	\$ (98.71)
Total Office Expenses	\$ (2,800.78)

Total Administration Expenses \$ (4,369.70)

D&O Insurance for Board of Directors \$ (838.00)

Legal Expenses

Collection on delinquent assessments	\$ (734.68)
Total Legal Expenses	\$ (734.68)

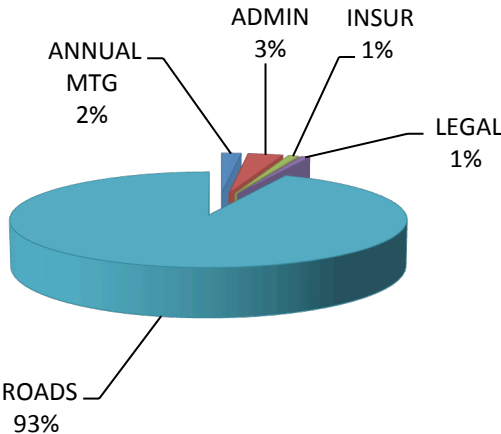
Roads

Rock (aprox. 2431 tons)	\$ (30,876.91)
Hauling/spreading	\$ (38,897.60)
Grading/blading	\$ (10,625.00)
Mowing	\$ (100.00)
Weed spraying	\$ -
Materials - culvert, culvert repair, speed signs	\$ -
Misc. (haul dirt, build up road, etc)	\$ -
Emergency fund	
Snow plowing	\$ -
Road repairs	\$ -
Total Roads Expenses	\$ (80,499.51)

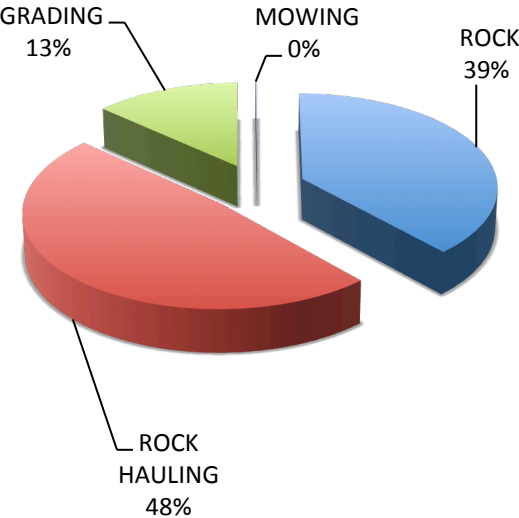
Total Operating Expenses **\$ (86,441.89)**

Balance on December 31, 2024: **\$ 53,862.15**

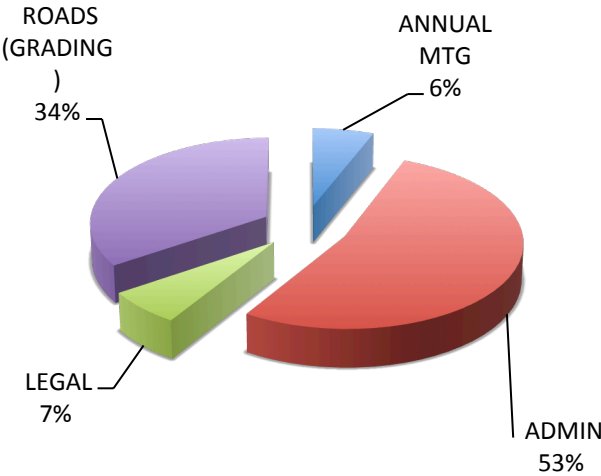
2024 Operating Expenses



2024 Road Expenses



2025 Year to Date Expenses



Statement of Operations for Pine Ridge Ranch Property Owners Association, Inc.
2025 Calendar Year To Date
for the year January 1, 2025 – May 16, 2025

Balance on December 31, 2024: \$ 53,862.15

REVENUE

2025 assessments \$ 32,010.00
 Collected late fees \$ 598.64

Total Revenue	\$ 32,608.64
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OPERATING EXPENSES

Administration

Annual meeting
 Rental of Fort Laramie Community Center \$ (550.00)
 Mailing: printing, postage, envelopes \$ -
 Food and refreshments, supplies \$ -
 Total Annual Meeting Expenses \$ (550.00)

Office Expenses

Postage, PO Box rental \$ (366.00)
 Web site host - renew for 6 months \$ (76.72)
 Office supplies - ink, paper \$ -
 Tax return preparation & filing \$ (490.00)
 Annual report filing w/ Sec of State \$ (25.00)
 Room rental - BOD meeting \$ (50.00)
 Annual lease of office space in Community Cntr \$ (180.00)
 Web site design (1/2 down) \$ (2,495.00)
 Subscription to Get Quorum \$ (1,155.00)
 Total Office Expenses \$ (4,837.72)

Total Administration Expenses \$ (5,387.72)

Legal Expenses

Collections - lot 50 \$ (602.23)
 Total Legal Expenses \$ (602.23)

Roads

Rock (1747.20 tons)
 Hauling
 Grading/blading \$ (3,150.00)
 Mowing
 Materials \$ -
 Emergency fund
 Snow plowing \$ -
 Road repairs \$ -
 Total Roads Expenses \$ (3,150.00)

Total Operating Expenses	\$ (9,139.95)
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Balance on May 16, 2025:	\$ 77,330.84
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Statement of Operations for Pine Ridge Ranch Property Owners Association, Inc.**ELECTRIC UTILITY ACCOUNT****2024 Calendar Year***for the year January 1, 2024 – December 31, 2024*

Balance on December 31, 2023:	\$	401.42
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REVENUE

Electric buy-ins 2024	\$	25,000.00
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Electric certificate re-issues	\$	50.00
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Total Revenue	\$	25,050.00
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OPERATING EXPENSES**Administration**

Postage	\$	(51.00)
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Total Administration Expenses	\$	(51.00)
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Legal Expenses

None	\$	-
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Total Legal Expenses	\$	-
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Total Operating Expenses	\$	(51.00)
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REBATES ISSUED TO INVESTORS

2024 rebate issued on 6/30/24 (94 x \$267)	\$	(25,098.00)
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TOTAL REBATES ISSUED	\$	(25,098.00)
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Balance on December 31, 2024:	\$	302.42
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2025 Calendar Year To Date*for the year January 1, 2025 – May 16, 2025*

Balance on December 31, 2024:	\$	302.42
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REVENUE

Electric buy-ins 2024 (parcel 85)	\$	25,000.00
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Electric certificate re-issues	\$	50.00
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Total Revenue	\$	25,050.00
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OPERATING EXPENSES**Administration**

Postage	\$	(54.75)
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Check reorder	\$	(117.62)
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Total Administration Expenses	\$	(172.37)
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Legal Expenses

None	\$	-
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Total Legal Expenses	\$	-
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Total Operating Expenses	\$	(172.37)
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REBATES ISSUED TO INVESTORS

2025 rebates to be issued 6/30/25 (94 x \$266)		
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TOTAL REBATES ISSUED	\$	-
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Balance on May 20, 2024:	\$	25,180.05
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Nominating Committee's Ten (10) Candidates for the Board of Directors of the Pine Ridge Ranch Property Owners Association, Inc.

All five (5) Board of Directors terms are up for election:

- Two (2) three-year terms
- Two (2) two-year terms
- One (1) one-year term

The following, *listed in alphabetical order*, are the candidates for the upcoming election of the Board of Directors at the 2025 Annual Meeting of the Membership on June 21, 2025. Candidates were asked to submit a brief Nomination Letter (see following pages).

All voting, including proxy, will be submitted electronically using GetQuorum.

2025 Candidates for PRRPOA Board of Directors

1. Tim Brown (incumbent)
2. Kim Clinesmith
3. Lynn Driver
4. Page Fagan (incumbent)
5. Tom Jacobi (incumbent)
6. Tona Mendoza
7. Mike Mowry (incumbent)
8. Judd Nash
9. Kenneth West
10. Jed Wilson

Tim Brown - Parcel 64

My name is Tim Brown, owner at Lot 64 in Pine Ridge Ranch. I am seeking a second term on the Pine Ridge Ranch Property Owners' Association Board of Directors. Along with all current Board members, my term will expire in June of 2025. I am retired from over 38 years of law enforcement and currently working as a licensed counselor to support First responders and their family members. I currently serve on a Board of Directors for a Community Mental Health Center in Colorado and have served previously on non-profit boards including United Way and the like.

How long have you owned property on the Ranch and what is your current residence status?

My wife and I purchased lot 64 over 20 years ago as a retirement spot for us. I have admittedly been a passive and uninvolved owner for most of that time until I sought my first election to the Board three years ago. My learning curve since then has been steep but productive.

I confess that I am still living in Colorado and drive to attend Board meetings about 9 months per year while attending via computer on the months where travel just doesn't work out. I am working on plans to build on our lot hopefully before the end of 2025 to become a full-time resident.

Why do you want to serve on the PRRPOA Board of Directors?

I believe our Board has a lot of work to do to improve communication and restore trust and a sense of community with our fellow residents. We are all just residents and there is no need for the level of tension and mistrust that currently exists. I want to play a part in repairing those relationships.

What skills will you bring to the Board of Directors team?

I have an ability to work with all kinds of people to find common ground and problem solve together. I enjoy challenges and really hope to see the PRRPOA return to its prior days of ranch life; enjoying one another's company and privacy, respecting each other's rights to use our property as we see fit. I am reasonably competent with computer skills but greatly prefer human interaction.

What is the most significant opportunity you see for the Board of Directors team to positively impact the ranch?

I believe the Board has a great opportunity to continue improving and maintaining our roads through use of consistent contracting and supporting the contractors who do our roadwork. I also think its crucial that the Board be recognized as simply fellow owners working in the best interests of our property owners. This is possible but needs significant effort and outreach.

What is the most pressing challenge you see that needs to be addressed on the ranch?

The biggest challenge to be addressed on the Ranch is to restore the sense of community and partnership that established Pine Ridge Ranch. We need one another to co-exist with respectful and open communication and trust so that each family can live essentially as they'd like without interfering on their neighbors' rights to live as they choose.

Kim Clinesmith - Parcel 11

How long have you owned property on the Ranch and what is your current residence status?

I have owned property on the ranch for the past year and I am currently a permanent resident.

Why do you want to serve on the PRRPOA Board of Directors?

I would like to serve on the PRRPOA Board because I have a lot of experience with streamlining processes, establishing effective communication practices, general problem solving, establishing Standard Operating Procedures as needed and working together to make the team more efficient.

What skills will you bring to the Board of Directors team?

The main skills I would bring to the board are my ability to create streamlined/ more efficient processes; to listen and ask questions to figure out what people's actual frustrations and concerns are so they can be properly addressed; and to find creative solutions when the situation requires it.

What is the most significant opportunity you see for the Board of Directors team to positively impact the ranch?

I think the biggest opportunity the BOD team has to positively impact the ranch right now is to help support the members by adding to the resources page (adding more contact information for local services and giving members the ability to list the services they are qualified to provide (like gravel hauling) so that we can support our local entrepreneurs. As well as to clearly establish standard operating procedures so that things don't fall through the cracks and so new board members coming in will have a clear idea of what their responsibilities are and how to accomplish them; especially in a year like this one where every seat on the board is up for election.

What is the most pressing challenge you see that needs to be addressed on the ranch?

The biggest challenge I currently see that needs to be addressed on the ranch is communication between the Board and the members. It seems like the frustration I hear about the PRRPOA has to do with people feeling like there is a communication barrier of some kind. Everyone seems to be trying really hard to communicate clearly and doesn't currently understand why what they are doing isn't being recognized or addressed or what can be done to remedy the situation because they are out of ideas. I have some ideas. And, I know how to research if my initial ideas aren't the right solution of this particular situation. The other area I have heard people express frustration about is that there isn't as much of a feeling of community as they would like or ways for people to invest in the community if that is something they are interested in. I would need to gather more information to be able to address specifics, but I believe there is a way to help foster more of a sense of community for those who would like to be involved without bothering those who would like to keep to themselves.

Lynn Driver - Parcel 44

I attended the University of Nebraska, and subsequently as the Owner and Operator of Driver Construction, I developed a diverse skill set including:

Leadership and Team Management	Project Management	Financial and Business Acumen
Problem-Solving and Decision-Making	Industry Knowledge	Communication and Negotiation
Equipment and Technology Proficiency	Networking and Business Development	

CEO of Eagle Investigations and Driver Investigations, cultivated skills:

Strategic Leadership, Analytical Thinking, Risk Management, Legal and Regulatory Knowledge, Confidentiality and Discretion

Additionally, as VP and Director of Marketing at Factual Data Midwest, I developed the invaluable skill of **Strategic Thinking**.

As owner-operator of Emma Jeans Restaurant and Lounge; please come to our next Pine Ridge Ranch Owner's Group gathering and sample that skill. I am also an avid hunter, fisherman and outdoorsman.

As an active member of a dedicated community team, I contributed to road maintenance services for Pine Ridge Ranch's public roads, as well as privately owned ranch roads and various construction projects for property owners.

How long have you owned property on the ranch and what is your current residence status?

I am a full-time resident and have owned my property on Pine Ridge Ranch for about 8 years.

Why do you want to serve on the PRRPOA Board of Directors?

Honestly, I've asked myself this same question many times. The responsibilities can be time-consuming, at times overwhelming, and often thankless. As we all know, it's impossible to please everyone.

When I reflect on the history of our ranch and the board members who served before us, I see that it was their tremendous commitment to our community that helped create the unique and special place we enjoy today. I want to continue building on their momentum; while honoring new ideas and ensuring we adapt thoughtfully to a rapidly changing future. Although this may seem like an impossible challenge at times, I believe in the extraordinary people who live here and the strong sense of shared purpose we have. I have worked alongside many of you on important projects and have seen firsthand what we can achieve together. While we may differ in how we approach our goals, the vision we share for our community remains the same.

I believe that by bringing my skills, ability to lead and accomplish tasks, my life experience, and my commitment to a board that works together, I can guide us toward fair, well-informed decisions that benefit all owners. I understand how important promoting transparency, responsible financial management, and initiatives that enhance our shared living environment. Serving on the board would allow me to give back to the community and help ensure it remains a place we are all proud to call home.

What skills will you bring to the Board of Directors team?

In addition to skills listed above, my strong management and organizational skills can enhance the board's effectiveness by fostering greater community involvement. My goal is to encourage broader owner participation through well-structured and efficient committees. I deeply believe in this community and the people who call it home. By continuing the progress of refining the board's meeting structure, I aim to maximize the value of our time and strengthen property owners' commitment to the board's leadership.

Contributions to the Ranch

Organized the Pine Ridge Ranch Owners' Group

Initiated the Pine Ridge Ranch Facebook

Organized 2-way radio emergency communications for all interested property owners

Initiated and organized the Annual Ranch Entrance clean up, The Pine Ridge Roads clean-up operation, Community members assisting owners in need of help, Meet and greet gatherings for new owners, as well as property owners seeking Board positions; and the ranch owner's communication email www.prowners@gmail.com

Organization Affiliations

Chairman Pine Ridge Ranch Road Committee

President Walnut Area Business Association, and Optimist Club

What is the most significant opportunity you see for the board of directors' team to positively impact the ranch?

To restore a sense of belonging where every owner feels connected to this incredible community—where their opinions, thoughts, and feelings truly matter. A place where voices are heard and respected, fostering open dialogue and meaningful participation in decision-making. A community where ideas can be shared, neighbors can engage in thoughtful discussions, and transparency is practiced above all.

What is the most pressing challenge you see that needs to be addressed on the ranch?

Community members have voiced concerns about trust, transparency, and communication. This presents an opportunity to strengthen the relationship between the board and the community, fostering greater cohesion and collaboration. By enhancing the board's effectiveness and management, we can create an entity that is widely recognized for valuing each member as an integral part of the team, rather than as a barrier to progress. My goal is to introduce more efficient and accessible channels for sharing essential information, ensuring clarity and meaningful engagement among all members.

Page Fagan - Parcel 7

I'm Page Fagan and I am running for a 2nd term as a member of the Property Owners Association Board. I'm completing my 1st term on that Board and still feel there is work to be done. I have lived on the Ranch for over two years and owned my parcel for over 3. I'm a Wyoming native who grew up in Casper. I have some college degrees and have served on Casper City Council (and on a variety of boards related to that), and with the Wyoming Brain Injury Association. I'm good with technology as well as administrivia. I love life on the Ranch and have served as the Road Advisory Committee Liaison as well as performing frequent maintenance on the Ranch roads serving the Northern parcels – from County Road 104 in to Dunn's place. I feel the Board can be more transparent and that the community can and should be more involved in BOD dialogue and decisions and I want to pursue that.

How long have you owned property on the Ranch and what is your current residence status?

I have owned my parcel for over 3 years and been a full-time resident for over 2 years.

Why do you want to serve on the PRRPOA Board of Directors?

I feel I've contributed to the BOD in my current term and believe there is more I can do. I want to work on improving trust in the BOD, grow community involvement and increasing transparency.

What skills will you bring to the Board of Directors Team?

I have excellent technology skills. I have been a business owner in the past and understand some of the administrative needs/requirements associated with a company. I have worked in team settings in the technology realm as well as while on Casper City Council and with the Wyoming Brain Injury Association. I have a level head and understand when and how to meet near the middle ... and when to do so.

What is the most significant opportunity you see for the Board of Directors team to positively impact the ranch?

Roads are always an opportunity although I feel the BOD has and will do a good job on that given it is a high dollar activity with limited dollars. I see the big opportunity as building trust in the BOD and promoting owner involvement in Board decisions.

What is the most pressing challenge you see that needs to be addressed on the ranch?

I believe the biggest challenge is building that trust and involvement in the BOD. That is what I want to concentrate on.

Tom Jacobi - Parcel 156

Born and raised in Eastern Iowa I served tours in the Marines @ Logistics and Army @ Radiology. The clinical Radiology experience turned commercial working @ Toshiba and Siemens in Ultrasound Applications, Sales, and Sales & Marketing. Most recently as President of Sound Technologies, I spent 20+ years managing a veterinary radiology business through three major acquisitions, two changes in parent ownership to a global leader in the industry. I am exiting this role and will complete my consulting role mid-year to focus on life on the ranch.

I serve on the BOD for: Helping Paws, a veterinary service that provides low cost / no cost services to Veterans and Active Military pet owners struggling to make ends meet. And Lifewise Academy, in Lingle. LW provides Bible education for children during Public School Release Time. Both organizations are 501(c)(3).

How long have you owned property on the ranch and what is your current residence status?

My wife Susie and I escaped from Southern California during Covid moving full-time to the ranch in 2021.

Why do you want to serve on the PRRPOA Board of Directors?

I have learned a great deal in the past 3 years serving on the PRRPOA Board. There have been positive accomplishments amidst major distractions. I am encouraged by the level of interest in the BOD seats and look forward to working with a BOD team during a time that we can all focus on what's best for the ranch, improving communication for all to make Pine Ridge a great ranch experience.

What skills will you bring to the Board of Directors team?

Serving the last 3 years on the BOD has provided me with insight and understanding of our core challenges, how to move forward during a time of distractions and helped frame a vision for progress with communication platforms and a website re-work that will be appreciated and utilized by ranch members.

Current term work:

- Worked with the Secretary & Treasurer to have all Ranch records archived and available for access by anyone with prior notice to address concerns regarding past BOD actions and activities.
- Sourced & deployed GetQuorum to expand access and participation in Annual meetings with 3rd party vote recording and reporting. Achieved 100% success at securing quorum at Annual Meetings.
- Initiated the Road Advisory Committee (RAC) with BOD oversight to solicit and secure qualified equipment and labor to return roads to better than average condition within our limited budget.
- In response to the lawsuit challenging the Bylaws and CCR's the BOD was able to navigate efforts for resolution by producing document revisions demanded in the suit. The revisions are a significant improvement over prior versions. There will always be questions and concerns, it is time to put this to a vote.
- In response to fires last year, the BOD delivered a map of the ranch roads, property owners, property access and contact information to the Fort Laramie Volunteer Fire Dept. to improve response efforts and Comms.
- Website: Solicited design vendor, validated a scope of work and executed a contract on new PRRPOA website.

What is the most significant opportunity you see for the Board of Directors team to positively impact the ranch?

Build and deploy communication platforms that allow all members to access and receive information by mobile or desktop in an easy-to-use format. The website design will allow all members to create their own Username / Password and update contact information (changes) via user profile. Updated email datasets and opt-ins will minimize spam / junk for automated email campaigns for content and notifications. Last, we must align on a mass group text platform with Opt in to communicate in emergency situations. People with an expanded skillset and interest in this area would be beneficial on the BOD.

Tona Mendoza - Parcel 128

Raised as a child of Air Force parents, I lived in a handful of states before moving to Wyoming 30 years ago. I began a career in visual communications at a design studio in Tulsa, OK and launched a freelance business six years later. After 24 years in the graphic design business, I now spend my time traveling, biking, kayaking, birding, gardening, and enjoying time with family and friends.

How long have you owned property on the ranch and what is your current residence status?

I purchased property in 2004, built on the property in 2010 and currently live in Torrington, WY.

Why do you want to serve on the PRRPOA Board of Directors?

I believe the primary objective of the Board is to oversee the organization's business activities and management for the benefit of the members.

What skills will you bring to the Board of Directors team?

Having served as an officer of the Board for the last 18 years (served as Director for three years), I have been responsible for: maintaining Association records; maintaining and updating the member database; billing and collection of annual member assessments; assisting with budget preparation; ensuring timely payment of invoices; working with attorneys to find solutions for collecting delinquent dues on parcels years in arrears. I have also solicited and secured registered agents and a principal office for the Association.

What is the most significant opportunity you see for the Board of Directors team to positively impact the ranch?

I believe establishing and utilizing member committees could open lines of communication and involvement between the Board and owners.

What is the most pressing challenge you see that needs to be addressed on the ranch?

I believe the most pressing challenge for this ranch and its owners is securing and retaining qualified, reliable road maintenance contractors. Additionally, ensuring quality work is consistently provided.

Mike Mowry - Parcel 185

I was born in Wyoming and raised on a cattle ranch in Wyoming. Moved to Denver years ago, and lived there when it was still a good place to live. Worked in auto repair for years and owned my own shop for 20 years.

After selling my shop I worked for a large company that does body and paint repair until finding the property here.

How long have you owned property on the ranch and what is your current residence status?

My wife and I purchased our property a little over 2 years ago and have lived here since the purchase.

Why do you want to serve on the PRRPOA Board of Directors?

I want to help keep the association working as it should.

What skills will you bring to the Board of Directors team?

I have been on the board for a year now and been on the road committee for a year.

What is the most significant opportunity you see for the Board of Directors team to positively impact the ranch?

Getting a better working website for relevant information to members. To have the website be the go to source for upcoming events, notifications and general information in an easy to use format for all members.

What is the most pressing challenge you see that needs to be addressed on the ranch?

Improving the public image of the ranch with contractors in this as well as nearby counties that we are trying to get bids from on road maintenance and repairs.

Judd Nash - Parcel 132A

I am new owner on the Ranch at 2104 Tollefson Trail and am here part-time with my wife, Krista, and from time to time our four adult children and their families as they build them. I am originally from Kentucky but have lived in Colorado for the last 25 years. I am an anesthesiologist and have had my MD for 30 years, practicing almost exclusively in Colorado. I am also a Navy Reservist in the Medical Corps, a role I've served for the past 13 years. I enjoy movies, the occasional novel, exercise, food, and travel. I look forward to getting to know all of you. Thank you for considering me for one of the Board positions.

How long have you owned property on the Ranch and what is your current residence status?

Since October 2024; part-time resident

Why do you want to serve on the PRRPOA Board of Directors?

Though only a Ranch owner for a short time, I have already come to appreciate the privacy and independence that Wyoming and the Ranch have to offer and am willing to help given there is a need for people to serve, which I consider a privilege. I just want to help do my part to contribute.

What skills will you bring to the Board of Directors Team?

I have leadership and business skills that I will bring to the Board of Directors team. I serve in the military and have for many years and have led my medical business in different facets and on a variety of boards of directors.

What is the most significant opportunity you see for the Board of Directors team to positively impact the ranch?

The Board can positively impact the Ranch by largely attempting to allow people the privacy and autonomy to do what they want to do while also protecting the common needs that benefit us all in a cost-effective manner that preserves the aspects that make the Ranch special and drew us all to live here. We need to keep up the road, for example, and everyone benefits from this. We need to be sure the Ranch is kept safe as we all mutually benefit from the security that this provides.

What is the most pressing challenge you see that needs to be addressed on the ranch?

I have noticed a fair amount of discord between neighbors and need to allow people the space and opportunity to feel and be heard but to ensure we are respectful and neighborly at the same time. Building positive community engagement should continue to be addressed.

Kenneth West - Parcel 84

I was born in Wichita, Kansas. My family moved to Woodstock, Georgia in 1974 and I grew up in a traditional, Southern Baptist home. I was educated at Etowah High School and Kennesaw State University. My proudest accomplishment is raising my son as a single father. He grew up, joined the Air Force and chose F.E. Warren Air Force Base in Cheyenne as his preferred location. His grandfather was also stationed there; and yes, we are an altruistic family. Family values, loyalty, a desire to help, and a selfless concern for the well-being of others is a quality I will bring to the board.

After several visits with my son in Cheyenne, I fell in love with the Wyoming, and decided to make the move. I found my new home at Pine Ridge Ranch, where I will retire and plan on finishing my days in this very unique place.

How long have you owned property on the Ranch and what is your current residence status?

I acquired my property four months ago, and it is currently undergoing development. I plan to take occupancy in September. Although I am new to the ranch, I have a strong understanding of the dynamics of a community—its diversity, challenges, and needs. I fully recognize the importance of a governing board and its role in supporting and representing its constituents.

Why do you want to serve on the PRRPOA Board of Directors?

I am eager to serve on the PRRPOA Board of Directors to support my neighbors and ensure the continued value of our investment. My background has equipped me with the knowledge and dedication needed to contribute meaningfully to the community and its long-term success.

I believe in the strength of a well-supported community. As a property owner, I understand the importance of maintaining and improving our shared resources, fostering positive relationships among members, and addressing challenges with proactive leadership.

What skills will you bring to the Board of Directors team?

For seven years, I have served as Chair of the Inclusion Council, where I worked to ensure diverse perspectives were heard, valued, and integrated into decision-making processes. This experience has strengthened my ability to collaborate, advocate, and lead initiatives that enhance community cohesion. I am committed to bringing this same level of dedication to the ranch. My experience in collaborative environments equips me to work effectively as part of a team, tackling complex issues with a solutions-oriented approach. I see this role as an opportunity to contribute meaningfully to the ranch, ensuring its long-term success and sustainability.

What is the most significant opportunity you see for the Board of Directors team to positively impact the ranch?

I conducted extensive research on the Pine Ridge Ranch Community, exploring both community issues and adherence to established guidelines. I carefully reviewed the covenants multiple times to ensure my plans aligned with compliance while still allowing me to build my dream, and allowing my neighbors to build their dream too. While the guidelines appear to have been followed on the ranch, my conversations with fellow ranch dwellers have revealed lingering questions that deserve thoughtful discussion. This is an opportunity to strengthen communication and promote transparency within our community.

What is the most pressing challenge you see that needs to be addressed on the ranch?

One of the most pressing challenges on the ranch is ensuring clear and consistent communication among property owners and the PRRPOA Board. While the established guidelines and covenants provide a foundation for governance, I have noticed that questions and uncertainties still arise among ranch members regarding adherence, enforcement, and decision-making processes. Strengthening communication channels and promoting greater transparency can help bridge this gap, ensuring that all voices are heard and that decisions reflect the collective interests of the community. Additionally, infrastructure and maintenance—particularly road upkeep and accessibility—remain vital concerns for property owners. Proactive planning, timely maintenance, and clear expectations around responsibilities will be essential to preserving the quality of life and long-term investment value for all ranch members.

Jed Wilson - Parcel 46

My family moved to the ranch last year. We live here full time and I work for the state as a correctional officer, and previously worked for the state with DOT. I have done many things in my life including ranching, coal mining, sales manager for John Deere, and multiple other. I believe in less rules and more of a set of common sense rules. I have lived in several states in my life including Wyoming, Colorado, Oklahoma and Nebraska. I have two bachelor degrees one in Agriculture business and the other in livestock production. With minor in natural resources conservation.

How long have you owned property on the Ranch and what is your current residence status?

We have been owners on the ranch for a little over a year.

Why do you want to serve on the PRRPOA Board of Directors?

I believe there is a lot of things I bring to the table including business experience, understanding complex issues like the roads we have. I also believe sometimes we need to have less by laws and just more that are simple to understand.

What skills will you bring to the Board of Directors team?

With pervious experience working for WyDot, it has provided me knowledge on roads. I also am a firm believer that everyone should be heard on there thoughts, and not just one or two people behind closed doors making the decisions for the group as a whole. I also believe that as a board member we need some changes to what the board does for its members we as members need to listen to people that live on the ranch not just a small group of people.

What is the most significant opportunity you see for the Board of Directors team to positively impact the ranch?

I personally believe their is a couple thing we need to focus on such as roads and development of trust within the ranch and being more transparent with the members.

What is the most pressing challenge you see that needs to be addressed on the ranch?

The mistrust with the board, as well as the roads which should be our focus.

DESIGNATED VOTER FORMS NEEDED FOR THESE PARCELS

The files have been searched and a Designated Voter form for the parcels listed below has not been found OR the form was not completed correctly (ALL owners must sign form). If your parcel number appears below, a Designated Voter form is currently not on file with the Secretary for your parcel. In compliance with the By-laws, a Designated Voter **MUST BE** named for each parcel if more than one person holds title to the deed. A **DESIGNATED VOTER MUST BE ESTABLISHED IN ORDER TO VOTE A PARCEL**. The form is available on the web site for your convenience; remittance instructions are on the form.

If you would like to change the voter for your parcel(s), please fill out and submit new Designated Voter form(s).

Lot No.	Lot No.
1	53
2	70
3	83
10	95
21	111
23	121
24	122
28	131
30	134
41	165
47	170
50	187
52	

updatd 5/18/25



Pine Ridge Ranch
Property Owners Association, Inc.
A non-profit Wyoming Corporation

Appointment Form for Directed Proxy Voting 2025

I hereby appoint (check and complete only ONE designation below):

☐ (Write in Name of Proxy) _____

Proxy holder MUST be in attendance (in-person or virtually) at the meeting

OR

A Director or Officer of the Board of the Pine Ridge Ranch Property Owners Association, Inc. (choose ONE):

☐ Phyllis Vanous, Director ☐ Jan Kylander, Secretary

my true and lawful proxy for the purpose of voting all Parcels owned by me at the **Annual Meeting of the Members** of the Association to be held **June 21, 2025**, and at any and **all adjournments thereof**.

I instruct my Proxy to vote for the following **five (5)** candidates for Board of Director:

<input type="checkbox"/> Tim Brown (incumbent)	<input type="checkbox"/> Tona Mendoza
<input type="checkbox"/> Kim Clinesmith	<input type="checkbox"/> Mike Mowry (incumbent)
<input type="checkbox"/> Lynn Driver	<input type="checkbox"/> Judd Nash
<input type="checkbox"/> Page Fagan (incumbent)	<input type="checkbox"/> Kenneth West
<input type="checkbox"/> Tom Jacobi (incumbent)	<input type="checkbox"/> Jed Wilson

I hereby certify that I own Parcel No(s).

and that I am the Designated Voter and a Member in good standing entitled to vote at the Annual Meeting of the Members of the Association.

Signature of Member

Printed Name of Member

Date

NOTE: **ALL PROXIES WILL BE ELECTRONIC.** If you are voting by proxy, use the GetQuorum link to submit your directed proxy form. Paper proxies will not be accepted.

PROXIES RECEIVED AFTER 5:00 P.M. MDT ON JUNE 20, 2025 WILL NOT BE VALID OR ACCEPTED.



Pine Ridge Ranch
Property Owners Association, Inc.
A non-profit Wyoming Corporation

BALLOT - Election for Board of Directors 2025

Instructions:

- Vote for no more than five (5) candidates by marking the box next to their name.
- The voter cannot give multiple votes to one candidate.
- More than five votes on the ballot will render your vote invalid.

☐ Tim Brown (incumbent)

☐ Tona Mendoza

☐ Kim Clinesmith

☐ Mike Mowry (incumbent)

☐ Lynn Driver

☐ Judd Nash

☐ Page Fagan (incumbent)

☐ Kenneth West

☐ Tom Jacobi (incumbent)

☐ Jed Wilson

ALL VOTING FOR DIRECTORS WILL BE BY ELECTRONIC BALLOT (USING GETQUORUM) DURING THE ANNUAL MEMBER MEETING.