

# Crooked River Ranch Club and Maintenance Association

## Board of Directors

### Annual Meeting Minutes

August 27, 2011

**Call to Order:** by President Ted Cook at 10:58 AM

#### Present – Association Board Members

Name		Name		Name	
Frank Ferraro		George Lynn (Tres)	x	Herb Parker	x
Ted Cook (Pres)	x	Jim Martin (V-Pres)	x	Vince Pelly	x
Ben Johnson	x	Jay Nordin (Sec)	x	Paul Nemitz	x

Candidates present: Kit Henderson, Ben Johnson, Gail Day

#### Flag Salute:

President Cook led in the Pledge of Allegiance to the flag. Dr. Larry Day led the invocation. A moment of silence was observed for Shirley Williams and Dick Chandler.

**Tape Recording:** No recording made.

#### Minutes of last meeting:

Motion to accept minutes of annual meeting of September 4<sup>th</sup>, 2010 by Jim Martin, was seconded by Gail Day and a voice vote by those members present passed unanimously.

#### President Statement:

**Ted Cook:** Expressed appreciation for all employees working on the Ranch for their hard work. He presented a plaque to be hung in the Juniper Room with Richard J. Rohach's name on it for this year's Employee of the Year award and encouraged future Boards to continuing the award process to our employees. Applications and documentation has been created for this process.

#### Treasurer's Reports:

**George Lynn:** Briefed to the audience (80 attendees approx.) the submitted April 2011, Treasurers Report. The Treasurer noted the difficult decision on the raising of the association dues and golfing rates. He explained that, in the face of the continuing need to maintain our current assets for the continued use and enjoyment of the association members, there is a serious need to find new ways to raise additional revenues. This increase is needed to not only meet our current needs and obligations, but also to ensure our long range needs will be met.

Treasurer Lynn also noted the decision this year to pay off three loans for golf maintenance equipment. These funds for the early pay off came from our association reserves and we will repay the funds back into the reserves on a monthly basis. We estimate that this plan will save the association nearly \$40,000 in interest payments over the next three years

#### Announcements:

**Jefferson County Sheriff, Jim Adkins:** Reported on recent of auto break-ins on the Ranch and expressed the need for Ranch residents to be the eyes and ears of the department. He suggested we establish a Neighbor Hood Watch program throughout the Ranch. The Sheriff suggested we contact Richard Ladeby--the state's contact point to help localities establish this program. His email address is richard.k.ladeby@doc.state.or.us and his telephone number is 503 930-7093.

#### New Business:

**Annual meeting date discussed:** Gail Day, Marilynne Keyser and George Lynn recommended we change the meeting back to the Labor Day Weekend. Others preferred that we continue this year's example of the week before the holiday. There was also a discussion on the time of next year's meeting. George Johnson motioned to have our

next annual meeting on August 25<sup>th</sup> at 9:00 am, 2012. Several seconded and public voted. **Motion passed by voice vote.**

### **Membership Input:**

President Ted Cook presented certificates of appreciation to the following groups and committees: the Water Company, Budget/Audit committee, Communication committee, Architectural Committee, Phase Rep Committee, Nominating Committee and the Special Road District. Others: Ben Johnson thanked staff and board members for helping cover the many tasks left open by resignation of the Community Manager. Ted Cook received a round of applause for his work in recent months. Judy Callahan requested attendees participate in a survey regarding the proposed Workout Room in the administration building. Jan Cook mentioned the Breakfast at the Fire Hall on Labor Day Sunday (7am-11am). Gail Day stated the Communication Committee will be presenting its findings/recommendations at the end of the Oct 3<sup>rd</sup> Board working session (45 minutes slotted) for the Newsletter and Website. That meeting has been moved to the evening and starts at 6 pm at the Juniper Room. Paulette Nordin mentioned several upcoming events: Casino Night (Sept. 3<sup>rd</sup>, 7-11pm at Admin Office-Juniper Room); 9-11 ceremony at Memorial Park; the community Yard Sale (Sept. 9<sup>th</sup> thru 11<sup>th</sup>); the Lions Hot Dogs Sale (Friday and Saturday of the Yard Sale at the Fire Hall with, the Car Club also present); the Harvest Festival (Sept. 24<sup>th</sup>, 9am – evening) . The Harvest Festival will have a chili cook off at noon by the Dutch Oven Group, games, a scarecrow contest, apple bobbing and a Twist contest. See the Ranch Website for details of the planned activities. Jim Stagl noted the Lions Club meets on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays (7 pm) at the Sandbagger and all are welcome. Gail Day said there is a need for new members on the Communication Committee. Harry Brown asked for the amount of the uncollected past dues, Ted Cook noted it was on the order of \$130,000. Kit Henderson talked about a new section of the Newsletter called Ranch Raves devoted to recognizing volunteers on the Ranch. According to Herb Parker, the new Association website is in use, using the old address -- [www.crookedriverranch.com](http://www.crookedriverranch.com) -- and Jay Nordin deserves recognition for his hard work to make this happen. Marilyn Keyser noted that new members are needed for Budget/Audit committee and Ted Cook chimed in to include the need for volunteers to serve as Ranch representatives on the Jefferson County's Planning Commission and Economic Development Committee. A Homeowner asked why the Road Maintenance Committee was eliminated, and was told that it was not disbanded but suspended and its need would be reevaluated later. Dennis Kirk, President of Water Company's Board of Directors reminded the crowd that the Water Company's annual meeting would follow the Ranch annual meeting. Jim Martin mad a motion to adjourn the annual meeting, seconded by Jay Nordin, and the meeting was adjourned at 12:15pm.