

**CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOCIATION
BOARD OF DIRECTORS
WORK SESSION
MONDAY MARCH 6, 2017- 10:00 A.M.**

I. It was noted that all Directors were present.

II. Regular Board Meeting Agenda Review:

Add to Regular Board Meeting Agenda:

- Old Business:
- a. Greater Terrebonne Citizen Action Committee ~ John Smallwood.
 - b. Enhanced Sheriff Patrol ~ Jim Dille
 - c. Tract C Sale ~ Paula Bartolomei
 - d. CERT Update ~ Dave Palmer

III. Special Topics:

a. Capstone CPAs: Lance Brandt, Principal owner of Capstone CPAs, introduced himself as Capstone recently acquired Dahlen & Associates. With him was Zack Harmon, who will continue with Capstone as head auditor. Mr. Brandt stated that they currently work with 26 HOAs and he expects no changes for CRR HOA. He stated that he wants to make himself available at any time the Board of Directors (BOD) has any need for him to attend any meetings or for any questions.

b. Review of Town Hall Meeting Regarding Enhanced Sheriff's Patrols ~ Feb 28, 2017: Treasurer Dille reported that there was approximately 90 residents in attendance at the presentation. Sheriff Jim Adkins along with all three Jefferson County Commissioners and other County officials were in attendance. After the presentation, there was a 45 minutes question and answer period and most had positive comments in support of Enhanced Sheriff's Patrols. A show of hands indicated that the majority would like to see this on the ballot in November. The dollar amount as to how much this would increase Jefferson County property taxes would be determined based on the method used to fund the enhanced patrols. Further discussion to formally request that Jefferson County Commissioners add this to the November ballot will take place at the March 20, 2017 regular Board Meeting.

c. First Read; BAC approved FY 2017-2018 Capital Reserve Plan (CRP) Budget: Ranch Manager LaPora stated that this is a first read and no discussion was necessary. She invited the Board members that had questions to email her and she would get those answers. Budget Audit Committee Chair, Marilynne Keyser explained what factors were used to determine the Fiscal Year 2018 5 year CRP.

d. Update on General Maintenance Supervisor Mike Knoke's Replacement: Ranch Manager LaPora reported that Steven Sweigert has been hired to replace Supervisor Knoke. Mr. Sweigert has been recently working in a maintenance capacity and brings many years of experience.

e. Sale of CRR Owned Property ~ Tract C: Secretary Bartolomei has been researching the possibility of selling Tract C off of Cinder Cone Loop. Some questions that need to be answered before proceeding forward include: The cost to sell the 1.75 acre of bare land; utilities are at the street and an easement would be needed to bring them on the property; how to determine which realtor to use for the sale; what to do with the proceeds; and what percentage of CRR Homeowners would have to approve the sale of community property? Attorney Kevin Harker, who was in attendance, stated that 80% of all

homeowners would have approve the sale. This will be discussed at the March 20, 2017 regular Board Meeting.

f. 2017 Steel Stampede Plans: Ranch Manager LaPora reported that the dates for the Steel Stampede will be May 6th & 7th, 2017. There is a new plan to move the successful Show and Swap meet from the RV Park to the race site which will allow race participants to attend. The Snack Shack will be the food vendor. Additional volunteers will be needed for set up and Ranch Manager LaPora is also looking for additional sponsors.

g. Neighbor Helping Neighbor: Coordinator Karen Atwood reported that 11 applications have been received with another possible two coming in. The Program has helped 4 applicants, 3 applications are in process, 3 applicants were deferred as they are current with their dues. 1 applicant was denied as they did not meet the residency requirement. A total of \$1,505.00 in donations was received this last dues period. A total of \$1,116.50 has been awarded this period and \$1,761.50 remains in the account.

IV. Opens:

a. Director Keyston has notes from his brother's CERT meeting that he attended in California. President Palmer asked him to present those notes at the March 20, 2017 regular Board Meeting as they are still waiting on word concerning the tri-county grant.

b. Manager LaPora reported that she received an email from Jefferson County Emergency Manager Mark Carman, that the County did not qualify for FEMA reimbursement. The county was approximately \$12,000.00 short of being granted reimbursement.

c. John Williams, secretary of the Special Roads District, responded to Director Gander's question at the last BOD meeting of February 20, 2017 concerning the treasurer's report balances. Mr. Williams stated that he has revised the minutes and has submitted them. He apologized for the confusion.

d. Resident Liz Hagn asked if not feeding the deer could be added as a new CC&R. President Palmer reported that to change or add any CC&Rs would take 100% of the HOA voters. Director Orr suggested that Ms. Hagn file a complaint with the CC&R committee and see how they deal with this as a nuisance. It does not appear that this has been tested as a nuisance before. Ms. Hagn did write an article that was published last month in the Telegraph. Vice President Smallwood believes that this is going to take a culture change to make residents aware that it is in the best interest of the deer not to feed them.

V. AR Log:

#3 ~ Action Officer: Add D Palmer. Comments: Create new plan for removing noxious weed and replacing with native plants

#6 ~ Comments: Obtain appraisal

#9 ~ Comments: informal meeting scheduled for February 6, 2017 at 1:00 at Fire Station to talk with Fire Chief.

VI: VOTE TO ADJOURN TO EXECUTIVE SESSION ON LEGAL, COLLECTION AND CONTRACTUAL INFORMATION (ORS 94.640 7 (a))

Adjourned at 11:10 am