

DRAFT FOR REVIEW AND APPROVAL AT
REGULAR SESSION BOD MEETING AUGUST 23, 2017

**CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOCIATION
BOARD OF DIRECTORS**

Monday, July 17, 2017, 6:00 P.M.

I. CALL TO ORDER: Pledge of Allegiance and Roll Call

Association Board Members:

Name		Name		Name	
David Palmer (Pres.)	X	John Smallwood (V.Pres)	X	Jim Dille (Treas)	X
Carol Orr	O	Paula Bartolomei (Sec.)	X	Bim Gander	X
Sue Flory	X	David Keyston	X	Marcus Beebe	X

II. CONSENT ITEMS

- a. Agenda of Regular Meeting ~ July 17, 2017
- b. Minutes of Regular Session ~ June 19, 2017
- c. Minutes of Work Session ~ July 3, 2017

A motion to approve the above consent items was made by Treasurer Dille. It was seconded by Vice President Smallwood. It was a unanimous decision to approve.

III. PUBLIC INPUT:

Director Beebe thanked the Lions Club for picking up litter this last week along 43rd Ave.

IV. COMMITTEE & STAFF REPORTS –

No comments

V. RANCH MANAGER’S REPORT –

a. Collections Update: Ranch Manager LaPora reported that the number of outstanding accounts are decreasing as more semi-annual payments are received. Attorney and in-house collections are staying relatively stable. Payment plans increased by six.

b. Digital Scanning Update: Ranch Manager LaPora reported that it is now 45.5% complete. Rikki has been assisting others in the office while continuing to scan.

c. Facility Rentals: Ranch Manager LaPora reported that all facilities have been rented.

d. Peninsula Fire Reduction Effort Update: Thanks to Robert Parler from the Road Department and Richard Jensen, from Golf Maintenance, there is now a fire break that has been bladed down to mineral and brush hogged. Boulders are being placed restricting vehicular access at the entrance in the next two days. President Palmer has been working with the Forest Service on fire reduction and prevention on the Peninsula. There has been an agreement between the Ranch and the Forest Service for ongoing annual maintenance. This is important with the upcoming Solar Eclipse and the expected visitors.

e. Good Sam Inspection at RV Park: The RV Park was recently inspected by Good Sam for rating purposes. The best score is 10 and the CRR RV Park received a 9 on their bathrooms, 8.5 for their campground and 9 for their overall visual appearance.

f. Beaver Coaches: Beaver Coaches recently approached the RV Park and is looking to hold their 2018 Rally at the RV Park. They would be using 50 spots.

VI. OLD BUSINESS

a. Review of Final Election Documents: Ranch Manager LaPora reported that the documents have been approved and printed. They will be stuffed next week on July 25 and 26.

b. Board of Directors Email Addresses: The Board of Directors will now have available to them a Ranch email address. It will be FirstName.LastName@crookedriverranch.com. This is optional for all directors. Ranch Manager LaPora will work with each director for set up and password instructions.

c. AR Log:

#1: Comments: change to 45.5%

#6: Comments: 3 members have been trying to get on the Advisory Committee

#8: Comments: There will be a meeting at a later date to discuss long term solutions for Horny Hollow

VII. NEW BUSINESS

a. AFE #221: Ranch Manager LaPora requested payment of \$9,284.47 to Schwabe, Williamson & Wyatt per their invoice for services rendered to date in the matter of Claim No. NPA07171 by David Stangland and John Stevens. This amount was not allocated in the 2017/2018 Operating Budget. There was discussion regarding the costs incurred due to issues associated with Mr. Stangland and Mr. Stevens which began in FY 2015-2016. Director Keyston asked what the total costs were to date to which Manager LaPora noted were in excess of \$15,000. Ranch Manager LaPora stated that there were expenses with our attorneys and extra expenses with our accountant due to issues with these two residents. In fact, due to the ongoing issues related to Mr. Stangland and Mr. Stevens, Manager LaPora increased the allocation in this year's budget from \$2000 to \$6000 in the General Attorney Fees account to provide funding for the increased costs. She explained that this account is also for attorney fees which are part of the normal course of business. Director Keyston, asked if attorney fees were recoverable if the case went to a formal lawsuit and the Association won. President Palmer noted that they could potentially be recoverable. Director Keyston asked if soft costs, such as staff hours were included in the costs accrued to date and Manager LaPora reported that she did not have that information at this time and those costs were not included in this amount. Director Beebe stated the he did not believe soft costs such as staff hours would be recoverable. The Association Directors & Officers Insurance, which has a \$10,000 deductible, assigned Schwabe, Williamson & Wyatt to handle the claim brought by Mr. Stangland and Mr. Stevens. Director Keyston reported that by his calculation, this has already cost each homeowner approximately \$6.00. Resident Stephanie Proffitt, asked why this claim was going on. President Palmer noted that would be a question for residents Stevens and Stangland who were present. Upon questioning by Ms. Proffitt, Mr. Stevens attempted to debate the issue from his seat in the back of the audience. President Palmer requested that he come to the podium to speak and he refused. Director Flory commented that the residents of Horny Hollow had an issue which they brought to the board and by discussing it in an open forum, they were able to work with the Association and the SRD to get their issue resolved. She asked if Mr. Stangland and Mr. Stevens had been afforded the same opportunity. President Palmer noted that these residents had been given ample opportunities. A motion to approve AFE #221 in the amount of \$9,284.47 for invoice #1475892 payable to Schwabe, Williamson & Wyatt was made by Secretary Bartolomei. It was seconded by Treasurer Dille. It was a unanimous decision to approve.

b. Volunteer Service Forms: A motion to approve Ara Erdelkian for Park & Recreation Committee and Rich Jamison for Events Committee was made by Treasurer Dille. It was seconded by Director Flory. It was a unanimous decision to approve.

VIII. SECOND READINGS

None

IX. FIRST READINGS

None

X. PREVIEW OF WORK SESSION:

- a. Mariposa Lily Garden Club Proposal ~ Mural on Lower Kiosk ~ Judy Berg
- b. Compilation of List and Maps of Association Properties ~ Ranch Manager LaPora
- c. Recap of “No Fires ~ No Camping” signs project ~ General Maintenance Supervisor Swigart
- d. Update on Playground Installation Status ~ General Maintenance Supervisor Swigart
- e. Election Update ~ Ranch Manager LaPora
- f. Update on Greater Terrebonne Citizens’ Action Committee ~ Vice President Smallwood
- g. Update on Alternate Exit ~ Director Gander

XI. ANNOUNCEMENTS & WRAP-UP:

None

XII. VOTE TO ADJOURN TO EXECUTIVE SESSION FOR PERSONNEL AND LEGAL ISSUES

The General meeting was adjourned at 6:28 pm.

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