

BOARD HIGHLIGHTS
May 16, 2011

1. Call to Order: (President Ted Cook)

President Cook called the meeting to order at 6:00 pm and led in the Pledge of Allegiance to the American flag. All BOD Members were present excluding the two vacant Directors positions that had not yet been filled. There were no tape recordings.

2. Consent Items (President Ted Cook):

A. Frank Ferraro motioned for the BOD to approve the consent items of the Regular Meeting April 18, 2011 with corrections for attendance, Phil Sroufe and Kim Seely were absent, Frank Ferraro was present, corrections to the May 2, 2011 Work Session, May 2, 2011 Executive Session, Treasurer's Report, Management Reports, written correspondence and the AR Log 5, 2, 2011. Herb Parker 2nd. **Motion passed unanimously.**

B. Herb Parker made a motion for the BOD to install Ben Johnson as temporary Director for Kim Seely and Paul Nemitz as temporary Director for Phil Sroufe for the remainder of the term ending September 19, 2011, Ted Cook 2nd. **Motion passes unanimously.**

3. Announcements/Membership Input (President Ted Cook):

A. Vince Pelly read a letter from Lavonne Slama, Vice President for the CRR Seniors, asking the BOD to approve the purchase and installment of new flooring in the kitchen at the Senior Center. There would be no cost to the Association. Vince Pelly motioned for the BOD to approve the request, Herb Parker 2nd.

Motion passed unanimously.

B. Jim Martin thanked all of the staff, Mike Knoke, Pete Fisher, Hope Johnson and all of the volunteers for their help with the Steel Stampede. He said that the event was a success and that the Net Profit was \$4700.00.

C. Gail Day reminded everyone about the upcoming Communications Committee Coffee on Saturday, May 21, 2011 at Ranch Chapel.

D. Priscilla Evans asked the BOD not to go back to having Liaisons be in charge of operations for the Ranch. She said that it was a bad time for all employees on the Ranch.

E. Hope Johnson thanked everyone who helped with the Steel Stampede. She invited everyone to the next Networking Social at the home of Charmaine Manley on Wednesday, May 19. She also said that it was her opinion that trying to run an HOA of this size with Liaisons would be absolute chaos. She also said that the members of the BOD change yearly and we need a Ranch Manager to run this operation.

4. Committee Reports:

A. Phase Representative Committee (Paulette Nordin):

Paulette said that their meetings are now the first Wednesday of each month after the BOD Work Session. The letter the committee submitted to the BOD asking for permission to obtain email addresses from the Administration Office was denied. She said that they would resubmit a request at another meeting. The Annual Garage Sale will be held September 9, 10 & 11, 2011 and will be announced in the June, July and August issue of the Newsletter. She also reminded everyone of the Ranch Road Clean-up day on Saturday, May 27, 2011 as well as the Independence Day Celebration on July 2, 2011. The parade will begin at 10:00 am, the Buffalo Feed from 11:00am – 2:00pm and the Barn Dance will be held from 6:00pm – 10:00 pm. The Committee has only received two requests for the Neighborhood Watch Program. It was suggested that the Neighborhood Watch Program be promoted at the Annual Meeting.

B. Communications Committee (Gail Day):

The Committee went ahead with what they had discussed at their last meeting. Results of their survey – 59% said it was helpful, 73% said they receive a paper copy of the Newsletter, 82% said they do not want to pay for a Newsletter.

5. Old Business:

A. Membership Card Stickers (Ted Cook):

Ted made a proposal to eliminate membership stickers and that it would save \$1100.00 annually in expenses. Frank Ferraro agrees with doing away with the stickers and added that security at the pool needs to be tightened up. Ben Johnson also agreed with eliminating the stickers. Jim Martin motioned for the BOD to eliminate the use of stickers, Jay Nordin 2nd. **Motion passed unanimously.**

6. New Business:

A. Budget/Audit Committee (George Lynn):

Frank Ferraro asked the BOD to approve Richard Pratt and Michelle DeSapio to serve as members of the Budget/Audit Committee, Ben Johnson 2nd. **Motion passed unanimously.**

B. 2011 Ballot Survey – Deschutes Area Wilderness Proposal (Ted Cook):

Jim Martin asked the BOD to approve the action to add a Ballot Survey with the 2011 Election Material to gather Association Member’s position regarding the proposed wilderness area, Jay Nordin 2nd. **Motion passed unanimously.**

C. Resolution 2011-05-11 (Ted Cook):

Frank Ferraro motioned to accept the resolution that the individual elected with 4th highest amount of votes will fill the remainder of Kim Seely’s position, Ben Johnson 2nd. **Motion passed unanimously.**

D. Pool Operations and Policy (Jay Nordin):

Jay motioned for the BOD to approve the use of the HOA pool to allow up to four (4) passes/guests for each Owner per day, and allow all guests of the RV Parks, Motel, and Cabins access to the pool this year. Jim Martin 2nd. **Motion passed with one in opposition (Paul Nemitz).**

E. Road Maintenance Product Vendor Bids (George Gregory):

Frank Ferraro motioned for the BOD to approve High Desert Aggregate for \$9.00 per ton, as the selected vendor for Fiscal Year 2012 and reject “all” cinder and chip and crack seal quotes, Vince Pelly 2nd.

Motion passed unanimously.

F. AFE #158 Road Maintenance Products (Aaron Palmquist):

Frank Ferraro asked the BOD to approve the expenditure estimated at \$50,000.00 for Road Maintenance Products as listed in AFE #158, George Lynn 2nd. **Motion passed unanimously.**

7. Second Read:

Lease Agreement with Bend Broadband for Space – Tower Hill (Aaron Palmquist):

Jim Martin motioned for the BOD to approve the Lease Agreement with Bend Broadband upon the contingent changes of the contract, Jay Nordin 2nd. **Motion passed with one in opposition (Vince Pelly).**

8. First Read:

Ranch Mission, Vision, Theme, and Slogan (Jim Martin):

A. Jim Martin said that there was an error in the Mission Statement that needed to be corrected.

Announcement: Following the Work Shop Session next month (June 2011) there will be an Executive Meeting regarding personnel issues.

Frank Ferraro motioned to adjourn the meeting to executive Session at 7:47 pm