

BOARD OF DIRECTORS
MONTHLY MEETING MINUTES

September 19, 2011

CROOKED RIVER RANCH CLUB AND MAINTENANCE ASSOCIATION

CALL TO ORDER: President Johnson called the meeting to order at 6:00 pm and led in the Pledge of Allegiance to the American flag.

Members Present:

Ben Johnson (Pres)	x	Herb Parker (Treas)	x	George Linn	x
Jim Martin (V. Pres)	x	Michelle DeSapio	x	Jay Nordin	x
Gail Day (Sec)	x	Kit Henderson	x	Vince Pelly	x

Quorum Present

CONSENT ITEMS

- Motion** by Director Parker/seconded by Director Lynn: *to accept the consent items with changes stated exclusive of the annual minutes reviewed.* Changes are: BOD meeting, 8/15/11-Committee Reports B- to read Gail Day said *they have been meeting every two weeks developing the presentation and recommendations for the BOD regarding phase 1, website and newsletter which includes a sample policies and procedures;* Annual meeting – Treasurer’s Reports- correct font so all text the same and to read repay the funds *plus interest* back into ...; New Business: Annual meeting date discussed: to read Gail Day *suggested either 2 weeks before labor day or after due to conflicts with the Terrebonne car show.* Marilynne Keyser and George Lynn *raised concerns we are having difficulty receiving a final annual audit with the current date and don’t recommend an even earlier date;* Whychus-Deschutes Wilderness Proposal Minutes, 9/9/11 to include copy of signed “count” documents; Work Session Minutes, 9/12/11, AFE 160 to read: 3.5 miles *per year* of dirt roads, Wilderness Survey Minutes-correct spelling “sent” to be “send”, change “Motion to accept results” to “Motion to accept *people’s will*”, also add *Director Lynn to draft resolution*, Election of Officers to read Vote: *Herb Parker 5, George Lynn 4*, Other Topics: Remove “*Ted Cook, discussed: “BOD issues to continue to be worked on”.*” **Motion passed unanimously**
- The Action Required Log (AR) was reviewed. A new format was introduced, projects transferred and possible assignments listed. Follow-up will occur at the work session.

ANNOUNCEMENTS/MEMBERSHIP INPUT

- Lexus Johnson, President of the CRR Rural Fire Protection District, thanked the Board of Directors (BOD) for supporting the results of the Whychus-Deschutes Wilderness Proposal Survey. Additionally, Mr. Johnson invited all the groups who serve the residents of Crooked River Ranch; the CRR Association, the Fire District, the Special Road District (SRD) and the Crooked River Water Company to sit down together in order to develop a comprehensive set of long range plans with attention to use of equipment, services provided, etc.
- President Johnson briefly introduced the idea of establishing a source of assistance for ranch residents in need.
- Jason Moser & Erica Baker addressed the need for an additional bus stop near the area of Chinook & Mustang since the nearest stop is 1.8 miles from their home. President Johnson will be following up with the transportation dept. See attachment A.
- Fall Festival to benefit the Senior Center will be held Saturday the 24th from 9:00 am to Dusk with a barn dance at 4:00 pm. Lots of Contests/Awards and a Chili Cook off. All are welcome to participate.

COMMITTEE & STAFF REPORTS

- Outgoing Treasurer, Director Lynn provided a report highlighting areas of current and future concern. Incoming Treasurer, Director Parker highlighted several areas of interest
 - \$140,000 in delinquent dues (7 new, 26 on pmt plans, 7 foreclosures, 6 pmt plan lates)
 - Payment of 3 notes for leases on equipment to reduce interest payments

- c. Status of the Capital Reserve Plan Account (Approx \$214,000-it is not keeping pace with projected reserve needs, will be reduced \$24,000 for an approved sprayer, will have no deposits from fiscal year 2011 and with projected equipment needs in the very near future is not sufficient to meet future capital asset repair/replacement needs).
- 2. Financial Reports: Request for Treasurer Parker to review the financials and apprise the BOD of variances in the YTD Actual with FY 2010 YTD Actual. RV Park -Concern about projected \$7,000 income for winter rentals and whether their fee sufficiently covers electric costs. President Johnson to follow up.
- 3. Cluster Box issues were reviewed by Director Pelly. It is anticipated that sufficient boxes will be installed to meet the needs of residents when the Trading Post mail boxes are closed. In the future, residents will get box assignments and keys from the Administration office. Membership to be informed via Phase Reps and the newsletter. Secretary Day will forward the information to both.
- 4. Phase Rep Chair, Paulette Nordin provided an update with 680 members contacted resulting in 591 emails. Under discussion for next summer is the initiation of Block parties in June. Delivery of welcome baskets is continuing successfully.
- 5. Architectural Committee Chair, Mark Siemieniec reported back on the first post-election meeting with new officers established. Meeting time has been changed to 4:30 every 2nd and 4th Tuesday. They are discussing minimum requirements, use of a color board & elevations, and enforcement of exterior standards to protect ranch values. Discussion followed including the renewed need to create a procedure for dealing with all CC&R violations, the funding and provisions for enforcement and a potential roll-out methodology prioritizing those areas most needing attention. Recommendation to revisit the former CC&R committee's work. Director Parker will begin with follow up with the Architectural committee and move on from there.
- 6. Communication Committee Chair, Gail Day provided an update on preparations for the presentation and recommendation coming at the 6:00 pm work session October 3 regarding the Website and Newsletter. Board input was sought regarding using sponsors to cover banner adaptation costs vs using sponsors.
Motion by Director Pelly/seconded by Director DeSapio to: *on a one time basis to cover up to \$100.00 expended.* **Motion passed: 6 Yes; Jay Nordin, Jim Martin No, Gail Day Abstained**
- 7. **Correspondence:**
 - a. Cheryl McCawley, secretary of CRR Artists' and Crafters' Guild – concern about conversion of part of the Admin building to a work out facility which would restrict their use during craft shows. Reply: the entire admin bldg has been reserved for this year's show Dec. 3/4th.
 - b. Email from resident on Dove Rd with concerns about the grading on Dove Road. Director Pelly, Road Maintenance Facilitator will direct a response to the resident.
 - c. Pete Fisher forwarded favorable comments about the Steel Stampede and has seen many T-shirts from CRR in other areas.
 - d. Director Martin addressed concerns about grass burning practices that seemed to increase smoke difficulties during the recent fires. Bob Powers from Jefferson Planning and DEQ have been involved in ongoing discussions. Should support be needed CRR will be solicited.
 - e. A note from Jo & Birk Lowrie was read by Director Henderson thanking the Road Crew and BOD for the recent road improvements to Scout Camp Trail.
 - f. Director Day addressed a recent email received from a resident requesting the pool remain open longer and wondering if this had been answered as well as what the procedure would be for receiving and responding to correspondence. Decision to forward to BOD Secretary and then on to relevant party for response. Secretary Day will respond to the pool inquiry.

OLD BUSINESS

- 1. **Maintenance Tractor Needs & Justification:** Director Pelly, Road Maintenance Facilitator, presented a request for the purchase of a tractor/backhoe to improve road crew efficiency and provide for enhanced inter-department equipment usage for \$34,000, delivered (See Attachment B). Discussion followed with concerns about numerous large equipment purchases surfacing that would draw down the Capital Reserve Fund to a level which would cause concern. This issue will be brought to the work session for further discussion and decision.

2. **Fitness Center Proposal:** Questions, Concerns and Support were shared with Judy Callaghan regarding the fitness center. **Motion** by Director Martin/seconded by Jay Nordin: *From a budgetary standpoint, not approve the proposal at this time.* **Motion Passed: 8 yes, Herb Parker abstained.**
3. **Putting Course Proposal:** Director Martin brought the putting course proposal up for decision. **Motion** by Director Martin/second by Director Nordin: *At this time we do not approve the present proposal of a putting course.* Discussion: possibility of tabling and coming back in a year when economic environment improves. **Motion Passed: Unanimous**

NEW BUSINESS

1. **Draft Statement on Board Position on Whychus-Deschutes Wilderness Proposal:** Director Lynn presented Resolution 2011-09-19 in support of the results of the Survey vote opposing the Wilderness proposal. **Motion** by Director Lynn/second by Director Parker: *To approve Resolution 2011-09-19 opposing the Whychus-Deschutes Wilderness Proposal with changes to read: "The Fire Chief of the Crooked River Ranch Rural Fire District and the District Board, who voted unanimously to oppose the wilderness proposal, have stated"...* **Motion passed unanimously.** President Johnson and Vice President Martin will deliver the resolution to the local county commissioners personally. See Attachment C for amended Resolution.
2. **Volunteer – Golf Advisory Committee – Paul Nemitz** (Attachment D): **Motion** by Director Parker/second President Johnson: *To accept Paul Nemitz.* Discussion centered around previously BOD decisions regarding the balance of men and women as well as the number of members on the committee and the expertise that these applicants bring to the committee. **Motion passed: 8 yes, Director Pelly No.**
3. **Volunteer-Golf Advisory Committee – David Grieg** (Attachment E): **Motion** by Director Parker/seconded by Director Nordin: *To accept David Grieg.* **Motion passed: 8 Yes, Director Pelly No.**
4. **Proposal by Community Concepts to provide 24 x 36 maps of CRR Ranch** using a color format with drawings of roads, businesses, community property, etc. Cost to Association is \$395 for 200 maps. **Motion** by Secretary Day/seconded by Director Parker: *To print the proposed maps at the cost of \$395 for 200 maps with the intent to cover costs by selling them.* **Motion passed: 6 Yes, Directors Nordin, Pelly & Lynn - No.**

SECOND READINGS (DELIBERATIONS)

1. **Proposed new Form for Architectural Review:** Paulette Nordin requested additional time for the new Architectural committee to further review. It will be placed on the November Work Session Agenda.
2. **Draft Position Description for CRRC&MA Administrator:** **Motion** by Director Pelly/seconded by Director Martin: *We have the documents sent to all BOD by email and the BOD will approve for this one time only a vote via email.* **Motion Passed: 8-Yes, Director Lynn-No.**
3. **Ranch Mission, Vision and Slogan:** Concern expressed that the current draft of the mission and vision do not elicit interest nor represent the desires of the many. Additionally, greater member participation in the process was desired. This item will be moved to the AR Log in order to determine the move forward.

FIRST READINGS: None

MOVED TO ADJOURN AT 9:33

Respectfully submitted, Gail Day, Secretary