

BOARD OF DIRECTORS  
Monday – June 20, 2011 6:00 p.m.

Call to Order: by President Ted Cook at 6:00 p.m who let the Pledge of Allegiance to the American Flag.

Roll Call – Association Board Members. Those present were Ted Cook, Jay Nordin, Jim Martin, Ben Johnson, Herb Parker, George Lynn, Vince Pelley, Paul Nemitz, Frank Ferraro.

Tape Recordings: No recording was made

CONSENT ITEMS: Corections: Phone (Ted Cook) Vote to terminate the IT Support and retain new IT Company, Cascade Professional Computing. Corrected vote count to 7 voted yes, 1 abstained, one member was absent. From the executive session, Jim Martin moved to change the words public discussion to public input (was Vote) with regard to the Organizational Chart. Item 2 of the Consent Items regarding the interim time period that Ben Johnson and Paul Nemitz will serve. They will serve for the remainder of the term ending September 12, 2011. Correction: Date of September 12th (was 8<sup>th</sup>), Working Session, 10am.

The minutes were accepted with changes unanimously.

Later in the meeting, Paul Nemitz asked to reopen the consent items to include a communication from Pat Huffer regarding the Pool Hours. He has proposed a change of hours which would enable more of the working ranch residents to have access to the pool during the week. There was discussion as to why it is necessary to have a staff person there first thing in the morning. A member of the audience who has worked with the pool explained that the state requires that the cover must be removed and chemical levels checked prior to opening the pool each day and then monitored every two hours while open.

The matter of closing the pool when the outside temperature drops to a certain point was also discussed and it was agreed that the required minimum temperature should be lowered.

ANNOUNCEMENTS:

1. President Cook announced that the staff is working very hard under the new conditions without a manager and that they deserve our appreciation.
2. Ben Johnson, who is the Administration Facilitator has asked the staff to request that any person who wishes to make a comment, complaint or compliment please provide that information and include their contact information. He assures that all queries will receive a prompt response. It has been agreed that directors will serve as facilitators to the various departments until such time as a new manager is hired.

Once the board has established a detailed job description, the position will be published for 45 days and the BOD will go through an extensive interview process.

3. Ted Cook announced that the Military Commissary will be open at the Redmond Fairgrounds August 12 to 14.

#### COMMITTEE REPORTS:

1. Paulette Nordin spoke on behalf of the CRR Lions Club and requested that a metal sign of approximately 18" diameter be placed on the log sign welcoming people to the ranch. After discussion, this was not approved, Ben Johnson moved that when the new Welcome Kiosk is ready, a Wooden sign paid by HOA will be erected. Ted Cook seconded the motion. Passed unanimously.
2. Visitors Keith Burden and Tony Nicholson of Century Link announced that their company has acquired Qwest and that they are doing upgrades which will bring internet speeds up to 40g with the appropriate modem.

#### OLD BUSINESS:

The Nominating Committee report was made by Ben Johnson. Candidates for the BOD were named and those present were introduced. The candidates are: Michelle DeSapio, Ben Johnson, Gail Day and Kit Henderson.

Candidates for the Architectural Committee are Karin Powers, Mark Siemieniec, Guy Kimbley, Tom Huspek and Paulette Nordin.

All candidates names are in random order as the application envelopes were opened by the committee and will appear on the ballot in the same order.

The Candidate's forum will take place at McPherson Park on July 13, 2011 from 6:30 to 8:00 p.m.

Frank Ferraro moved and Herb Parker seconded a motion to accept the slate of candidates for the Board of Directors, passed (9-0) unanimously.

Paul Nemitz moved and Jay Nordin seconded that the slate of candidates for the Architectural Committee be accepted. Passed (9-0) unanimously.

Jay Nordin moved and Herb Parker seconded that the 2011 Voter's Information Packet be accepted, passed unanimously.

#### NEW BUSINESS:

1. It was announced that the next work session dates have been changed to July 11, Monday and September 8<sup>th</sup> at 10:00 a.m. due to 4<sup>th</sup> July holiday.

2. Motion to approve Rhonda M Gadd as a new member of the Phase Rep committee(Representative for Phase 12)by Frank, Second by, Jay Nordin.

3. Motion to approve Beverly Johnson as a new member of the Communication Committee by George, second by Ted. There was some discussion of whether renters can serve on committees and it was pointed out that there are a great many renters at the Ranch and many are willing to volunteer and be active participants and this should be encouraged. Motion to approve Diane Knox as a member of the Communication Committee by Jay Nordin, Seconded by Paul Nemitz. Ms. Knox supplied a Owners consent form

giving Diane Knox rights as a property owner The vote was 7 in favor, 1 against and 1 abstained.

3. Items 4 and 5 under the New Business agenda were moved to the Work Session.
4. Vince Pelley conveyed that the Maintenance Committee was not functioning effectively and suggested that it be deactivated. After discussion Herb Parker moved and Ted Cook seconded that "meetings should be suspended until further notice". Passed unanimously.

**SECOND READINGS:**

Discussion led by Jay Nordin and George Lynn was held regarding the matter of renaming the current Money Market Fund as the Capital Reserve Fund vs Creating a Capital Reserve Fund. After discussion, it was unanimously agreed that the wording in the Resolution Establishing a Reserve Fund be changed as follows: THEREFORE BE IT RESOLVED, the Association wishes to establish a Capital Reserve Fund, by transference/renaming of the Money Market Fund as of today's date (June 20, 2011) and,

**FIRST READINGS:**

Were set aside.

Meeting was adjourned at 7:48 p.m. to a brief Executive Session.