

DRAFT FOR REVIEW AND APPROVAL AT  
REGULAR SESSION BOD MEETING APRIL 17, 2023

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

Monday, March 20, 2023, 6:00 PM

**I. CALL TO ORDER:** The Meeting was called to order at 6:00 pm

**a. Roll Call:**

**b. Pledge of Allegiance**

**Association Board Members:**

Name		Name		Name	
Kari Vickery President	X	Ara Erdekian Vice President	X	Mike Dries Secretary	X
Randy Peterson Treasurer	X	Sheryl Jones Director	X	Sarah Woolverton Director	X
Julia Randall Director	X	Robert Beveridge Director	X	Daniel Lowe Director	O

**II. CONSENT ITEMS -**

- a. Agenda of Regular Meeting – March 20, 2023, Addition to Managers Report: Banking Practices for HOA accounts
- b. Minutes of Regular Session: February 20, 2023.
- c. Minutes of Special Session: February 28, 2023
- d. Minutes of Work Session – March 6, 2023.

A motion to approve the above consent items with the addition to New Business, was made by Director Jones. It was seconded by Treasurer Peterson. It was a unanimous decision to approve.

**III. COMMITTEE & STAFF REPORTS –**

It is noted that both the RV Park and Golf Course revenues are down from last year.

**IV. RANCH MANAGER's REPORT:**

- a. **Collections Report:** Ranch Manager LaPora reports that payments continue to be made. 643 accounts are still owed.
- b. **Website Update:** Ranch Manager has provided CivicPlus with data to start the creation of a mock-up site which will be reviewed shortly. May 17 is the target date for completion and go-live of the new site.
- c. **Steel Stampede Update:** Progress continues with obtaining sponsors and volunteers. April 1 is the deadline to finalize sponsors names to be included on the posters and T-shirts. Posters should be available by April 15 for posting around the area.

**d. Snack Shack Update:** Randy Knight is preparing to start work at the Snack Shack. His contract runs from March 19 – September 16, 2023. In addition to the Snack Shack, he also plans to cater other special events on the Ranch including the Golf Course.

**e. Banking Practices:** Ranch Manager will do some additional investigation but feels confident that all Ranch accounts are safe and 100% covered in the event of a bank failure. Accounts have been set up in various banks and accounts to fall under the FDIC protection cap.

## **V. OLD BUSINESS**

### **a. A/R Log:**

#1 Comments: Still waiting for a decision.

#2 Comments: 4.1.23 is planned for plowing, 4.15.23 is to bring manure from limb dump to garden site. Article to be written for April Telegraph.

#3 Comments: No change

#4 Comments: area looking good, some additional questions to be asked.

#5 Comments: A walk-through has been completed. Electrical, plumbing and insulation are all areas of concern.

**b. Re-cap Jefferson County Commissioners Meeting – March 8:** President Vickery reported that the BOD approved supporting the SRD request for use of SDC funds to create 28 aprons on driveways that abut county roads. The next Jefferson County Commissioners meeting will be in Madras on Wednesday March 22, 2023 and can be attended in person or via Zoom.

## **VI. NEW BUSINESS**

- a. AFE #283 Fuel Reduction Expense:** A motion to approve AFE #283 in the amount of \$6,499.00 for fuel reduction work on the Crater Loop and Trout Road Project. This will exhaust remaining funds for the fiscal year. A motion to approve AFE #283 in the amount of \$6,499.00 for Fuel Reduction was made by Vice President Erdekian. It was seconded by Director Beveridge. It was a unanimous decision to approve.

## **VII. SECOND READINGS:**

- a. FY 2024 Capital Reserve Plan Budget**
- b. FY 2024 Operating Budget**
- c. FY 2024 Fee Schedule**

A motion to adopt the FY 2024 Capital Reserve Plan Budget, FY 2024 Operating Budget, and FY 2024 Fee Schedule (minus the already adopted RV Park Fee Schedule) was made by Director Jones. It was seconded by Treasurer Peterson. It was a tie vote with President Vickery, Secretary Dries, Treasurer Peterson and Director Jones in favor. It was opposed by Vice President Erdekian, Directors Beveridge, Jones and Randall. After a lengthy discussion including input from BAC chair Herb Parker, and Ranch Manager LaPora, the motion was modified to change the HOA dues increase from \$46.00 to \$50.00 for the next annual billing cycle. A motion to adopt the FY 2024 Capital Reserve Plan Budget, FY 2024 Operating Budget and modified FY 2024 Fee Schedule (minus the already adopted RV Park Fee Schedule) to change HOA annual fee to \$50.00 was made by Secretary Dries and seconded by Director Beveridge. It was adopted six to two with Treasurer Peterson and Director Randall opposing.

### **VIII. FIRST READINGS:**

None

**IX. Public Input** - Carol Orr, John Stevens, Kent Inman, Pat Kelly and Lamar Long all spoke.

### **X. PREVIEW OF WORK SESSION – April 3, 2023:** Additions:

- i. RV Park Reservation System Update: - Director Beveridge**
- j. Discounted Spay/Neuter Clinic: - Director Woolverton**

### **XI. Announcements:**

Coffee with a Cop is waiting for Sheriff Pollock to determine date:  
April 1 & 15 community Garden work parties; 10:00 am start times  
April 8 Easter Egg Hunt at Ball Field  
May 6 & 7 Steele Stampede  
May 20 & 21 Equine Trail Sports Event – Arena and Buffalo Rd

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

A motion to adjourn the Regular meeting was made by Secretary Dries. It was seconded by Director Woolverton. It was a unanimous decision to approve. The Regular meeting was adjourned at 8:20 pm.