

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

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

Monday, April 17, 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 – April 17, 2023
- b.** Minutes of Regular Session: March 20, 2023.
- c.** Minutes of Work Session – April 3, 2023.

A motion to approve the above consent items with no additional changes was made by Director Beveridge and seconded by VP Erdekian. It was a unanimous decision to approve.

III. COMMITTEE & STAFF REPORTS –

It is noted that there is urgent concern about the RV Park revenues being down from last year. Suggestions how to improve most particularly the winter months revenue were discussed.

IV. RANCH MANAGER'S REPORT:

a. Collections Report: Ranch Manager LaPora reported that payments continue to be made. 597 accounts are still owed. The option of writing off some that may be uncollectable is being considered.

b. Website Update: Ranch Manager has provided a visual of the mockup that was received with positive feedback. May 17 is the target date for completion and go-live of the new site.

c. Steel Stampede Update: Ranch Manager LaPora stated that the event plans are in great shape, almost everything is in place. The visual of the poster was shared. April 19th will be track set up date with the help of volunteers.

V. OLD BUSINESS

- a. **Community Garden Update**-Vice President Erdekian, 2 volunteer workdays, made great progress with 40 people showing up. Planting goal is 3rd week in May. Shoutout made to Wellspring for their time and chipper equipment.
- b. **Fire Abatement Update**-Ranch Manager LaPora reported that the fire abatement work for this fiscal year is complete. A meeting is being planned to determine next year's fire abatement projects.
- c. **Panorama Park Update**-Ranch Manager LaPora noted that two juvenile were seen doing the damage with 1 juvenile being identified. The ranch has replaced the toilet paper dispensers and Jefferson County has set up a porta potty but has not completed their part of the repairs.
- d. **Rental Water Damage Update**- Ranch Manager LaPora reported that repairs are almost complete. May Mays Creation has been able to move back in and as soon as a toilet is installed, Black Dog will be returning as well.
- e. **RV Park Dump Station Update**- Ranch Manager LaPora stated the credit card reader will be installed this week and the back flow completed. County inspection will be the final step.
- f. **RV Park Reservation System Update**- Director Beveridge provided an update on the process. Unanimous concern was expressed about the drop in revenue over the winter months. Suggestion for Brenda to focus getting the RV Park out on social media marketing with emphasis on winter rentals. Still working on the new reservation system. They are currently preparing for Firefly training for RV employees and accountant Jan Cunningham. The BOD made the decision to implement Reserve America until reservations are completely working. At this time reservations being made over the phone are approx. 15-20 daily.

a. A/R Log:

- #1 Comments: Still waiting for a decision.
- #2 Comments: No comment, currently on Lower Pasture.
- #3 Comments: No change
- #4 Comments: area looking good. Waiting for painting and fencing to be completed.
- #5 Comments: Toilet and flooring had been installed. Waiting for Supervisor Knoke report at the next work session.

VI. NEW BUSINESS

- a. **AFE #285 Cart Path Repairs:** A motion to approve AFE #285 in the amount of \$20,000 for cart path repairs to be performed by Preserving Pathways, LLC and the purchase of one pallet each of crack seal and cold patch materials. Funding for this project was budgeted for and is available in the current fiscal year CRP. A motion to approve AFE #285 in the amount of \$20,000 cart path repairs was made by Vice President Erdekian. It was seconded by Director Beveridge. It was a unanimous decision to approve.
- b. **CRR Policy and Procedure Update**- Ranch Manager LaPora asked BOD to read completely the policy and offer corrections along with any questions they may have.
- c. **Resolution 2023-04-16 Harassment and Intimidation Policy- Revision of 2022-06-20-C,**
A motion to adopt Resolution 2023-04-16 which supersedes 2022-06-20-C was made by Director Beveridge and seconded by Director Woolverton. The vote resulted in 7 in favor and 1 opposed.
- d. **Official Association Response to PUC Regarding Rate Increase.** - President Vickery stated that PUC will be holding a zoom meeting on the rate increases on April 26th. She encouraged everyone who

had questions or concerns about the increase to submit their questions and comments to the PUC via their website by April 23rd. She also suggested that the BOD, on behalf of the Association, submit questions and/or comments to the PUC as the increase will have a large financial impact on the HOA.

- e. Vice President Ara Erdekian pointed out that Director Lowe has not attended one BOD meeting in over 3 months. As noted in the CRR By-Laws, the Board of Directors can deem a position vacant in the event a BOD member is absent from three consecutive regular meetings of the BOD. A motion to remove Director Lowe from the BOD was made by Vice President Erdekian and seconded by Director Sheryl Jones. It was a unanimous decision to unseat Daniel Lowe.

VII. SECOND READINGS:

None

VIII. FIRST READINGS:

None

IX. Public Input - Carol Orr, John Stevens, Kent Inman, Jennie Anderson, Michael Bruner, Burt Lowry all Spoke.

X. PREVIEW OF WORK SESSION – May 1, 2023: Additions:

- i. RV Park Rules and Regulations: - Director Beveridge
- j. Heritage House- Supervisor Knoke

XI. Announcements:

May 6 & 7 Steele Stampede

May 20 & 21 Equine Trail Sports Event – Arena and Buffalo Rd

Summer Youth Program ages 6-12. Ad will be going out in the Telegraph.

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

A motion to adjourn the Regular meeting was made by Director Randall. It was seconded by Vice President Erdekian. It was a unanimous decision to approve. The Regular meeting was adjourned at 8:45pm