

DRAFT FOR REVIEW AND APPROVAL AT  
REGULAR BOD MEETING AUGUST 21, 2023

**CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOCIATION  
BOARD OF DIRECTORS  
WORK SESSION  
MONDAY AUGUST 7, 2023 - 10:00 A.M.**

**I. Call to Order:** The meeting was called to order at 10:00 am.

**II. Roll Call:** It was noted that all Directors except Director Woolverton were present.

**III. Special Topics:**

**a. Regular Board Meeting Agenda Review – August 21, 23:** Note that New Business: Presentation of FY 2022/2023 Annual Audit is a placeholder at this time. Addition to Second Reading: CC&R Procedure and Revised Handbook review.

**b. Annual Meeting Update:** The Annual Meeting is scheduled for Saturday, August 19, 2023 in Mac Park at 9:00 am. All members are invited to attend.

**c. 2023 CRR Election Update:** Election ballots were mailed on August 1, 2023, to all eligible property owners. As members become eligible due to payment of dues, a ballot will be mailed or given to them.

**d. AFE #287 – Road Maintenance Products:** A motion to approve AFE #287 in the amount of \$78,000.00 for purchase of road materials, was made by Director Beveridge. It was seconded by Vice President Erdekian. It was a unanimous decision to approve. This represents one/half of the approved FY 2023/2024 operating budget for purchase of road materials.

**e. New CC&R Procedure and Revised Handbook:** Stephanie Proffitt, chair of the CC&R Committee presented an updated and modified CC&R Procedure and Handbook. These changes will represent a more accurate description of the roll of the CC&R Committee. The biggest change will allow the committee to report up to four complaints during a year. They will also not be allowed to file a complaint on behalf of another member.

**f. Sponsorship for the Ranch:** Vice President asked that this be deferred until he can do more investigation.

**g. Alternative Funding Committee – Volunteer Oriented Grants:** Director Jones stated that there are grants available that would provide training along with suggestions for ways to recruit volunteers.

**h. Volunteer Service Forms:** A motion to approve Mark Schneider as a renewal for the CC&R Committee and Stephanie Proffitt as a new member of the Ranch Enhancement Committee was made by Vice President Erdekian. It was seconded by Secretary Dries. It was a unanimous decision to approve.

**i. A/R Log:**

#1, Comments: M Knoke will meet with S Hartley and T Bell on August 8 to discuss areas that will need Fire Abatement treatment.

#2 & #3 Comments: No change 8.7.23

#4 Comments: K Vickery reports that convex will be delivered mid-August. A sign stating appointment only will be posted in front. Back fence is scheduled for late August/early September.

#### **IV: VOTE TO ADJOURN TO EXECUTIVE SESSION IF NEEDED**

A motion to adjourn the Work Session to Executive Session for CC&R and Employee Issues was made by Vice President Erdekian. It was seconded by Director Beveridge. It was a unanimous decision to approve. The regular Work Session was adjourned at 10:53 am.

Executive Session was called to order at 11:03am. Executive Session was adjourned, and Open Session resumed at 11:20am. Director Carey made a motion to allow the Men's Golf shed to remain in the current location subject to the location working for Ranch and community events. Evaluation period will be one year from today at which time the location will be reevaluated. If the location is found to be an issue, Men's Golf has agreed to move the shed to the approved location. Motion was seconded by Vice President Erdekian and approved unanimously.

Open Session was closed, and Executive Session resumed at 11:30am. Secretary Dries made a motion to resume Open Session. Director Randall seconded the motion. It was a unanimous decision to resume.

Vice President Erdekian made a motion to provide a bonus to a CRR employee. Director Beveridge seconded the motion, it was a unanimous decision to approve. Vice President Erdekian made a motion to withdraw as the organizer for the Steel Stampede. The event area will be offered to the promoters on a rental basis. Motion was seconded by Director Randall and approved unanimously. Vice President Erdekian made a motion to modify a prior decision regarding a golf member. The motion was seconded by Director Carey. The vote was six in favor and one abstain. President Vickery had already left the meeting. Motion carried.

Secretary Dries made a motion to adjourn the Work Session at 12:14pm. It was seconded by Director Randall and approved unanimously.