

DRAFT FOR REVIEW AND APPROVAL AT
REGULAR SESSION BOD MEETING SEPTEMBER 18, 2023

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

Monday, August 21, 2023, 6:00 PM

I. CALL TO ORDER: The Meeting was called to order at 6:07 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	Michael Carey Director	X

II. CONSENT ITEMS -

a. Agenda of Regular Meeting – August 21, 2023. Move Presentation of FY 2022/2023 Annual Audit to Work Session of September 6, 2023

b. Minutes of Regular Session: July 17, 2023.

c. Minutes of Work Session – August 7, 2023.

A motion to approve the above consent items with noted change was made by Secretary Dries and seconded by Treasurer Peterson. It was a unanimous decision to approve.

III. COMMITTEE & STAFF REPORTS –

It is noted that the RV Park and the Golf course are ahead of last years' revenues. It was also noted that due to a recent inspection performed by the Fire Marshall's Office, the oil heater in the Golf Maintenance facility does not meet the proper certification and must be replaced. A different heat source will be researched.

IV. RANCH MANAGER'S REPORT:

a. Collections Report: Ranch Manager LaPora reports that there was a reduction of account owing of 256 during the past month.

b. General Maintenance Supervisor Knoke's Retirement Update: General Maintenance Supervisor Knoke is officially retiring, again. A replacement has been hired and will start September 1, 2023. Supervisor Knoke will stay for approximately two weeks to work with the new supervisor to ensure a smooth transition.

V. OLD BUSINESS

- a. **Recap of Annual Meeting:** The meeting went well. There were approximately 60 residents in attendance. Employee of the Year went to retiring Telegraph Editor Phyllis Carlin, and Volunteer of the Year was given to Marie Carter. A thank you plaque went to Treasurer Peterson as he steps down after his three-year term.
- b. **Follow Up Buffalo Place Improvements – Director Jones:** Director Jones is working with Jefferson County, Phil Steinbeck Interim Planning Services Manager to look at zoning options in the Buffalo Place area. She will report back after another meeting.
- c. **AR Log:** Updates provided by Secretary Dries
 - #1. Comments: Lions Club has received all equipment purchased with grant money. Areas are being reviewed for future abatement.
 - #2. & 3: Action Officer change from R Peterson to M Dries. Comments: no change 8.21.23
 - #4. Comments: No change 8.21.23

VI. NEW BUSINESS

- a. **Ranch Enhancement Projects/Pool Data - Carl Harbour :** Ranch Enhancement committee Chair Carl Harbour provided list of all projects and status per the committee. He asked for approval for two projects: Purchase of six weighted umbrella bases for under \$250.00. RV Park Tree Enhancement for removal and replacement of trees within the RV Park. The cost is not to exceed \$14, 440. A motion to approve these two purchases was made by Director Randall. It was seconded by Secretary Dries. It was a unanimous decision to approve. Chair Harbour also presented a survey of usage of the community pool. It showed that homeowners were the main users of the pool, not the RV Park or Ranch Cabin visitors and that the pool was never at capacity. He believes the impression of over capacity by pool users is due to a lack of sufficient seating and shade. His results will be published in the Telegraph.
- b. **Snack Shack Update - Randy Knight:** Randy Knight, current lessee, announced that he will be retiring at the end of his lease. He does see potential for the Snack Shack to succeed with the right management. He will prepare a report with suggestions to help make the Snack Shack operational. He is willing to work with a new manager for the next year.

VII. SECOND READINGS:

- a. **CC&R Procedure and Revised Handbook:** A motion to approve the Revised CC&R Procedure and Handbook, which includes the addition of committee filed complaints was made by Treasurer Peterson. It was seconded by Secretary Dries. It was approved eight to one with Director Randall opposing.

VIII. FIRST READINGS:

None

IX. Public Input - Kent Inman, Stephanie Proffitt and Herb Parker all spoke.

X. PREVIEW OF WORK SESSION – Wednesday, September 6, 2023: Addition of Presentation of FY 2022/2023 Annual Audit – Zach Harmon; Introduction of Dan McRae, new General Maintenance Supervisor.

XI. Announcements:

CRR Fire & Rescue Pancake Breakfast, September 3, 2023, 8:00 am – 11:00 am

Desert Wind Arts Fest September 3, 2023 10:00 am – 4:30 pm Heritage House

CRR Annual Yard Sale – September 8, 9 & 10

Jefferson County Commissioners Meeting September 13, 2023 at the Juniper Room. Three candidates will be appointed to the SRD

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

A motion to adjourn the Regular meeting and go into Executive Session was made by Director Randall. It was seconded by Treasurer Peterson. It was a unanimous decision to approve. The Regular meeting was adjourned at 8:02 pm. At 8:06 Executive Session was called to order.

Executive Session was adjourned at 8:42 after a motion from Secretary Dries, a second by Director Beveridge and a unanimous vote. A motion to utilize the Ranch attorney to respond accordingly to the letter received from an attorney on behalf of a Ranch resident and follow the legal advice of the HOA attorney in regards the our response and actions to said Ranch resident was made by Director Jones. The motion was seconded by Director Beveridge. It was approved unanimously with Director Woolverton having already left the meeting. A motion to adjourn was made by Director Randall and seconded by Secretary Dries. The Regular meeting was adjourned at 8:44pm.