

DRAFT FOR REVIEW AND APPROVAL AT
REGULAR SESSION BOD MEETING OCTOBER 16, 2023

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

Monday, September 18, 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	Robert Beveridge Vice President	X	Mike Dries Secretary	X
Kelly Davis Treasurer	X	Sheryl Jones Director	X	Sarah Woolverton Director	O
Julia Randall Director	X	Ara Erdekian Director	X	Michael Carey Director	O

II. CONSENT ITEMS -

a. Agenda of Regular Meeting – September 18, 2023. Addition to New Business: d. Ranch Enhancement Proposal; Ben Johnson

b. Minutes of Regular Session: August 21, 2023.

c. Minutes of Work Session – September 6, 2023.

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

III. COMMITTEE & STAFF REPORTS –

Ranch Manager LaPora noted that new General Maintenance Supervisor McRae has had staff install app on phone that tracks all projects and status.

IV. RANCH MANAGER'S REPORT:

a. Collections Report: Ranch Manager LaPora reported that there has been a reduction of accounts to 654 accounts still owing.

V. OLD BUSINESS

a. AR Log: Updates provided by M Knoke

#1. Comments: Work to start on Sundown Canyon 9.20.23

#2. Comments: K Davis to check with landscape companies to see about pre-emergent for Thistle (tumbleweeds) along Horny Hollow. OSU Extension office will also be contacted

#3: Comments: no change 9.18.23

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#4. Comments: One container has been painted. A new container has been added. K Vickery will check on back fence area.

VI. NEW BUSINESS

a. Board Assignments: The following assignments were made:

1. Advisors:

Kari Vickery	Administrative Services Department
Mike Dries	Facilities Services Department
Kelly Davis	Golf Operations Department

2. Liaisons:

Mike Dries	Architectural Review Committee
Bob Beveridge	Budget Audit Committee
Kari Vickery	CC&R Review Committee
Julia Randall	Neighborhood Phase Rep Committee
Ara Erdekain	Parks & Rec Committee
Sarah Woolverton	Events Committee
Mike Carey	Ranch Enhancements Committee
Julia Randall	Alternative Funding Committee

3. Committee Members:

Kari Vickery	Nominating Committee
Kelly Davis	Budget Audit Committee

4. Officers:

Kari Vickery	President
Bob Beveridge	Vice-President
Mike Dries	Secretary
Kelly Davis	Treasurer

5. Team Members:

Mike Dries	CC&R Enforcement Issues
Sheryl Jones	CC&R Enforcement Issues
Kari Vickery	Communication Issues
Ara Erdekian	Communication Issues
Julia Randall	Communication Issues
Mike Carey	Communication Issues
Sheryl Jones	Contract Review & Insurance Issues
Julia Randall	Contract Review & Insurance Issues
Sarah Wolverton	Contract Review & Insurance Issues
Julia Randall	Employee Issues
Mike Dries	Employee Issues
Kari Vickery	Employee Issues
Kelly Davis	Golf Issues
Mike Carey	Golf Issues
Kari Vickery	Legal/Collection of Unpaid Dues
Julia Randall	Legal/Collection of Unpaid Dues
Ara Erdekain	Legal/Collection of Unpaid Dues
Ara Erdekain	Road Issues

Sarah Wolverton	Road Issues
Sarah Wolverton	Security & Safety Issue
Mike Dries	Security & Safety Issue
Julia Randall	Construction Committee
Sarah Wolverton	Construction Committee

b. Committee Review Assignments:

Julia Randall	Architectural Review Committee
Ara Erdekian	Budget/Audit Committee
Mike Carey	CC&R Committee
Sheryl Jones	Parks & Rec
Kari Vickery	Events Committee
Mike Dries	Phase Rep Committee
Bob Beveridge	Ranch Enhancements Committee
Sarah Woolverton	Alternative Funding Committee

c. Proposed Calendar for BOD meeting 2023/2024: Accepted as presented. These are subject to change.

- d. Ranch Enhancement Proposal – Ben Johnson :** Committee member Ben Johnson made a proposal to the Board to purchase four benches to be installed at the CET bus stops. The cost would be approximately \$2,200.00 plus installation costs. It was noted during the discussion that up to three of the stops may already have a bench. It was also noted that unless ridership increases, the route may be discontinued. It was determined that additional research to confirm the number of benches needed and to confirm with CET their intent to continue the route was necessary. More discussion to follow at the Work Session
- e. Transfer Fee Discussion:** Director Erdekian reported that the Title Transfer Fee for CRR is currently \$180.00. His research has found that transfer title fees across several local HOA's vary from \$180.00 to \$500.00. He is proposing to raise the current fee. He would like to generate additional income from transfer fees rather than a dues increase. He is asking the board members to propose an increase in the transfer fee during the next budget cycle and have further discussions at the next meeting.
- f. Event Sponsorship Discussion:** Director Erdekian opened the discussion discussing the need for sponsorships for Ranch Events. This would also generate additional income and would help cover the costs of advertising events. He is asking for board members to bring ideas for further discussion.
- g. Childrens' Clothing Drive:** Director Erdekian stated that this is still in the infancy process with no firm ideas. He is looking for someone who may have experience in running a Clothing Drive to help create process and procedures.
- h. Gem & Mineral Show:** Director Erdekian noted that there is a proposed Gem & Mineral Show that will be held at Twin Rivers Church. They are waiting to obtain a Building Usage Permit. Details to follow.
- i. Desert Winds Art Festival:** Director Erdekian reported that the Desert Winds Art Festival was very successful. He would like to ask the Ranch to sponsor the event. He is requesting that TOT funds be utilized. He is asking for \$500.00 for the 2023 event and \$500.00 for the 2024 event. A motion to approve \$1,000.00 from the TOT funds for the Desert Winds Art Festival was made by Director Randall. It was seconded by Treasurer Davis. It was a unanimous decision to approve.

- j. **Fire Abatement Grant Opportunity:** Director Jones has found a grant that would provide funds to purchase a tree/brush masticator. This would enable the HOA to clear land of trees and brush and mulch the debris for easy removal. The grant deadline is October 31, 2023. A motion to apply for the grant was made by Director Erdekian. It was seconded by Secretary Dries. It was a unanimous decision to approve.

VII. SECOND READINGS:

None

VIII. FIRST READINGS:

None

IX. Public Input - Herb Parker and Carol Orr both spoke.

X. PREVIEW OF WORK SESSION – Monday, October 2, 2023: Addition of Ranch Enhancement Committee CET Bench Proposal.

XI. Announcements:

Golf Pro Randy Ballard provided a comparison of generated revenue between Meadow Lakes Golf Course and CRR Golf Course. Meadow Lakes is a course that is equivalent to CRR. They generated approximately \$1.286 million during 2023 fiscal year while CRR generated 1.623 million. Kudos to Golf Pro Ballard.

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

A motion to adjourn the Regular meeting was made by Director Erdekian. It was seconded by Vice President Beveridge. It was a unanimous decision to approve. The Regular meeting was adjourned at 7:50 pm. There was no Executive Session