

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

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

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

II. CONSENT ITEMS -

a. Agenda of Regular Meeting – November 20, 2023

b. Minutes of Regular Session: October 16, 2023

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

A motion to approve the above consent items was made by Director Randall and seconded by Secretary Dries. It was a unanimous decision to approve.

III. COMMITTEE & STAFF REPORTS –

No comments

IV. RANCH MANAGER'S REPORT:

- a. Collections Report:** Ranch Manager LaPora reported a significant recovery from the attorney accounts of over \$6,000.00 and reduced overall accounts owing to 562. A new dues billing cycle will begin next week.
- b. 2023 Western Christmas Celebration Plans:** Plans are coming together. All vendor spots have sold. Santa and his photo studio have been moved to the dining room across from the Snack Shack.
- c. Budget Cycle Update:** Ranch Manager LaPora has meetings scheduled with all the supervisors to discuss their budget for the FY 2023/2024 CRP.

V. OLD BUSINESS

a. AR Log:

- #1. Comments: No change 11.20.23
- #2. Comments: M Dries reported limbing as time permits.
- #3. Comments: no change 11.20.23
- #4. Comments: Gate is being built. Fence continuation is pending.

b. Update on Forest Service Grant Process: If the Grant is approved, Secretary Dries reported that all costs must be paid for by the Ranch upfront with reimbursement following 18-24 months.

c. Lower Pasture Weed Abatement – Work Party/Other Efforts: Director Erdekian will schedule a work party for Saturday November 25 to gather and burn the Russian Thistle. He will provide burn barrels. Start time will be 9:00 am. Notices will be sent out via Phase Reps, social media, and website.

VI. NEW BUSINESS

- a. Bike Path Proposal:** Stephanie Proffitt presented maps of a new proposed bike path that encompasses over 27 acres of Ranch owned property. She provided maps and discussed getting a work party with tractors to assist with creating the path. A motion to move forward with phase two was made by Director Erdekian. It was seconded by Secretary Dries. It was a unanimous decision to approve.
- b. AFE #289:** RV Park Supervisor Inman was going to request funding for a split rail fence for the RV Park. Discussions earlier in the day created a realization that the split rail fence is not practical for the RV Park. A lodge pole fence will better meet requirements. She will now obtain bids for a lodge pole fence and will re-present her AFE.
- c. Panorama Park and Water Co MOU Reviews:** Vice President Beveridge has reviewed both the MOU's with Jefferson County for maintenance of Panorama Park and the Water Company for revenues from the Cell Towers. The Panorama Park MOU needs to be re-negotiated to provide for a more appropriate annual increase for restroom maintenance as well as separate charges for work beyond the scope of that maintenance. Panorama Park vandalism has increased exponentially. The Ranch has had to clean graffiti, excrement and fix vandalism which should be paid on a time and materials basis. The Water Co. MOU does not need revision but does need to be reviewed with the Water Co. BOD as is required by the MOU. All MOU's should be reviewed annually.
- d. A/V Upgrade:** Vice President Beveridge proposed looking into upgrading the microphones and possibly improving the Zoom experience by adding the Owl system. Currently the Fire Department is using Owl to aid with their presentations. Fire Department Board Member Brad Pahl will lend the Owl to the Ranch for a trial at the next work session. This will help to demonstrate if it will work with the microphone system. Additionally, a motion to approve the purchase of a 12-microphone system was made by Director Randall. It was seconded by Director Erdekian. It was a unanimous decision to approve.

VII. SECOND READINGS:

None

VIII. FIRST READINGS:

None

IX. Public Input - Carol Orr, Nancy Baker, Michelle Parcel & Mona Steinberg all spoke.

X. PREVIEW OF WORK SESSION – Monday, December 4, 2023:

No changes at this time.

XI. Announcements:

Western Christmas Celebration is December 2. The Mitten Tree is up in the Administration Office for donations of mittens, gloves, scarves to be donated to various schools and organizations in the area. The Fire Dept is organizing Shop with a Fire Fighter and they also have a Giving Tree available.

XII. VOTE TO ADJOURN TO EXECUTIVE SESSION FOR CONTRACT ISSUES:

A motion to adjourn the Regular meeting to Executive Session was made by Treasurer Davis. It was seconded by Vice President Beveridge. It was a unanimous decision to approve. The Regular meeting was adjourned at 7:34 pm. Executive Session was called to order at 7:38pm. Executive Session was adjourned, and Open Session reopened at 8:14pm.

A motion to engage in a new contract with the Steel Stampede promoters was made by Director Randall, seconded by Vice President Beveridge. A vote of -0- in favor and 8 opposed defeated the motion.

A motion to renegotiate the Panorama Park MOU with Jefferson County was made by Director Randall, seconded by Secretary Dries and approved unanimously.

A motion to adjourn the Regular Meeting was made by Treasurer Davis, seconded by Director Randall and approved unanimously. The meeting was adjourned at 8:15pm.