

# **CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOCIATION**

## **Board of Directors Agenda – Work Session**

Monday, December 4, 2023

- I. Call to order
- II. Roll call
- III. Special topics
  - a. Golf Maintenance Bridge Project – Supervisor Jensen
  - b. AFE #289 – Revised – RV Park Fencing Project – Supervisor Inman
  - c. Road Department Radios Discussion – Supervisor Jones
  - d. Trail Building & Grants Presentation – Kim McCarrel, OET VP of Public Lands
  - e. Western Christmas Recap – Ranch Manager LaPora
  - f. Budget Cycle Update – Ranch Manager LaPora
  - g. Neighbor Helping Neighbor Committee Update – Karen Atwood
- IV. A/R log Review
- V. Regular Board Meeting Agenda Review – December 18, 2023
- VI. Vote to Adjourn to Executive Session If Necessary

FISCAL YEAR 2024 MAY 1, 2023- APRIL 30, 2024

	Component Description	Est. Useful Life	Est. Remain Life	Est. Current Cost	Amount Funded at 100%	FY2023 Budget	FY2023 Actual	FY2023 Est Addl by 4/30/23	FY2024 Budget	FY2025 Projected	FY2026 Projected	FY2027 Projected	FY2028 Projected
22-GOLF MAINT													
1	Front 9 pump system	25	7	120,000	86,400								
2	Back 9 pump system	30	4	70,150	60,797							70,150	
3	1200 GPM Well Pump #1 - Golf Maint to assume 50%; Roads & Gen Maint 50%	30	25	21,000	3,500								
4	Front 9 cart path renovation	25	10	25,000	15,000								
5	Back 9 irrigation drive system	25	10	25,000	15,000								
6	Back 9 Irrigation system renovation	30	2	841,500	785,400					841,500			
7	Incremental Front 9 Renovation Phase 1	25	8	200,000	136,000								
8	Incremental Front 9 Renovation Phase 2	25	9	200,000	128,000								
9	Incremental Front 9 Renovation Phase 3	25	10	200,000	120,000								
10	Cart path repair/resealing (over three years) Year 1 - total of \$62,000	8	1	62,000	54,250	20,000		14,000	24,000	24,000			
11	Waste water system	15	6	34,080	20,448								
12	Turco 1530 light top dresser (TD1)	15	5	17,200	11,467								17,200
13	Toro TD2500 top dresser (TD2)	15	12	14,000	2,800								
14	Pequea FX650 top dresser (TD3)	15	2	36,000	31,200					36,000			
15	John Deere 4500 tractor (T1)	25	3	21,600	19,008						21,600		
16	Kioti DK-55 tractor (T2)	20	6	30,000	21,000								
17	Jacobsen Turfcat rough mower (RD1)	20	4	19,200	15,360							19,200	
18	Toro 3500D sidewinder rough mower (RM1)	10	5	42,000	21,000								42,000
19	Toro 3500D Sidewinder rough mower (RM2)	10	7	45,620	13,686								
20	Toro 4500D rough mower (RM 4) Bought 6/2015 ***	7	1	80,000	68,571	65,000			80,000				
21	Toro Workman utility vehicle (TT4)	13	8	36,000	13,846								
22	Toro 3420 greens mower (1)	10	4	44,400	26,640							44,400	
23	Toro 3420 greens mower (2)	10	4	44,400	26,640							44,400	
24	2002 Ford Ranger PU (Used) (PU2)	10	5	18,000	9,000								18,000
25	Toro Multi Pro 1750 greens sprayer (SP1)	8	5	39,600	14,850								39,600
26	Toro 5410 fairway mower (FM1)	13	2	57,600	48,738					57,600			
27	Toro 5410 fairway mower (FM2)	13	2	57,600	48,738					57,600			
28	Toro Workman MDX utility vehicle (G2)	10	8	13,200	2,640								
29	Toro Workman MDX utility vehicle (G3)	10	8	13,200	2,640								
30	Toro Pro Force Blower	10	1	13,200	11,880				13,200				
31	Toro procore 648 aerator	12	5	41,500	24,208								41,500
32	Toro 3300 Tee Mower	10	7	42,000	12,600								
33	Well #3 Pump Motor (Installed different style pump/motor 2019)	10	7	9,600	2,880								
34	Commercial Pressure Washer/Steamer Combo	15	12	8,000	1,600								
35	Golf Maintenance/General Maint Shop	75	3	750,000	720,000						750,000		
36	Replace Golf Course Bridge (prefab)	70	1	71,000	69,986				71,000				
37	Reel Grinder	20	2	24,000	21,600					24,000			
	TOTAL GOLF MAINT		30 YR> TOTAL>	\$2,336,950	\$2,687,374	\$85,000	\$0	\$14,000	\$188,200	\$1,040,700	\$771,600	\$178,150	\$158,300

## **CROOKED RIVER RANCH C&MA BOARD MEETING**

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### **AGENDA ITEM SUMMARY**

**Meeting Date:** December 4, 2023  
**Meeting Type:** Regular BOD Meeting  
**Department:** RV Park  
**Staff Contact:** Julie Inman  
**Estimated Time:** 5 minutes

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**ITEM TITLE:** AFE # 289 – RV Park Fencing Project

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### **ACTION REQUESTED**

**Approve AFE # 289 in an amount of \$21,440 for the replacement of the fencing surrounding the RV Park Tent Area.**

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### **ISSUE STATEMENT:**

**The existing fencing is rotted and has been falling down this past season. For safety and aesthetic reasons, the fencing needs to be replaced as soon as possible.**

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### **ATTACHMENTS:**

**AFE # 289**

**Fencing bids for lodge pole fence as discussed at the Regular Board Meeting on November 20. Selected bid is Sisters Fence Company at a cost of \$21,440. We are waiting are one additional bid. The bid will be provided at the BOD Work Session. In the event this bid is preferred, that information will be provided to the BOD at that time.**

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### **DISCUSSION/FINANCIAL IMPACT:**

**This expense was allotted for in the CRP for FY 2025. The BOD, at the November 6, 2023 Work Session approved the adjustment of the CRP by moving this expense to FY 2024 and the “B” Loop Septic expense to FY 2025.**

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**BUDGET IMPACTED: Capital Reserve  
(Operating or Capital Reserve)**

**CROOKED RIVER RANCH**  
**AUTHORIZATION FOR EXPENDITURE**

All expenditures over \$5000 must be justified on this form, endorsed by the Ranch Manager before going to the Board of Directors for approval.

**DATE:** 12/4/23


**AMOUNT OF EXPENDITURE:** Not to exceed \$30,000

**AFE NUMBER:** #289

**REASON FOR EXPENDITURE:** Replace the fencing around the Tent Area and "B" Loop drain field.

**JUSTIFICATION FOR EXPENDITURE:** The existing fencing has rotted, much of which was removed in order to do the tree project. Fencing project is on the FY 2024 CPR (switched "B" Loop drain field with this expenditure which was scheduled for FY 2025). "B" Loop Drain Field area has no fencing on the back side and fencing on front is in very poor shape. Preferred bid from Sisters Fence Company at a cost of \$21,440.

REQUESTING DEPARTMENT: RV Park DATE: 12/4/23

SUPERVISOR:  DATE: 12/4/23

RANCH MANAGER:  DATE: 12/4/23

BOD OFFICER: \_\_\_\_\_ DATE: \_\_\_\_\_



**Sisters Fence Company Inc**  
PO Box 2098  
Sisters, OR 97759 US  
541-588-2062  
info@sistersfencecompany.com

**Estimate 1467**

**ADDRESS**

Crooked River Ranch RV Park  
ATTN: Julie Inman  
14875 Hays Rd  
Crooked River Ranch, OR 97760

DATE  
11/30/2023

TOTAL  
**\$21,440.00**

EXPIRATION  
DATE  
12/30/2023

**PROJECT NAME**

Split Rail Fence

**PROJECT ADDRESS**

Crooked River Ranch RV Park

**PROJECT MANAGER**

Julie Inman

**DESCRIPTION**

**Scope of Work:**

Install approximately 1340' 3" tall Lodgepole single-rail top rail fence.  
Crooked River Ranch employees will MARK all openings and distances.

**QTY**

**RATE**

**AMOUNT**

21,440.00

21,440.00

The fence line will follow the current green top rail fence that borders the park and the new section near the septic tank and trash enclosure.

YOU, THE OWNER, OR AGENT, ARE RESPONSIBLE FOR A CLEARED AND STAKED PROPERTY LINE. At the owner's request, SFC will contact a surveyor. Survey fees will be added to the final billing.

SUBTOTAL  
TAX

21,440.00  
0.00

811 will be called for public utilities. YOU, THE OWNER, OR THE AGENT shall furnish locations and character of any underground wire, pipes, sewers, conduits, or obstructions which might interfere with or be damaged by SFC, or be the cause of injury or other damage.  
Recommended: Advance Underground Locate (541-678-0629).

TOTAL

**\$21,440.00**

THANK YOU.

Attached are "Additional Notes" and SFC's current price list.  
Once accepted SFC will send a full contract via Adobe E-sign

There is a 50% deposit down to schedule the project. The remaining balance will be due at the completion of the project.

Accepted By

Accepted Date

## 2023 Additional Charge Information

General Labor	→	\$65/hr
Welding	→	\$110/hr
Dump Trailer	→	\$105/day
MT 85/MT 100 Bobcat (2 hr min)	→	\$150/hr
Bobcat/S595 Bobcat (2hr min)	→	\$150/hr
Excavator E35/E42 (2hr min)	→	\$150/hr
Rock Drilling (2 hr min)	→	\$250/hr
Materials	→	Cost plus 20%
Water Trailer	→	\$155/day
Dump Fee	→	\$550/per load
-Excessive weight billed accordingly		

### Additional Notes:

\*Fence will follow the contour of the ground unless otherwise noted in the contract. Initial \_\_\_\_\_

\*Staining/painting not included. Initial \_\_\_\_\_

**\*\* ROCK CLAUSE\*\***-Rock Drilling charge, if needed, will be charged time and materials at \$250/hr per person. Initial \_\_\_\_\_

\*Additional work charged at \$65/hr per person (I.E. broken sprinkler lines, damage when constructing fence) Initial \_\_\_\_\_

\*SFC not responsible for damage when drilling/augering. Initial \_\_\_\_\_

\*SFC not responsible for CC&R/Homeowners regulations. Initial \_\_\_\_\_

\*Homeowner is responsible for surveying charges. Initial \_\_\_\_\_

\*Customer acknowledges receipt of Consumer Protection Notice  
Construction Liens, and Notice of Procedure. Initial \_\_\_\_\_

# Copeland Fencing & Construction, LLC

Jeremy Copeland

541-325-1748

[copelandscustomfencing@yahoo.com](mailto:copelandscustomfencing@yahoo.com)

ccb#2032

11/30/2023

Submitted To:

Julie Inman (Crr RV Park)

541-923-0441

14875 Hays Rd.

CRR, Oregon 97760

rvpark@crookedriverranch.com

## **Proposed Project Descriptions:**

We propose to install 1,340' of 3' tall post and cap fencing built with the following:

- 5-6" round treated posts set 2' in the ground 8' apart with 120#'s of concrete each
- 4-5" round treated rails notched to fit and bolted down
- There are 25-4' openings and 4-8' openings in the runs
- All tear-out and removal will be done by the owner/responsible party

**Price to complete the project is \$22,952 (This includes the openings requested)**

8. Contractor shall at its own expense obtain all permits necessary for the work to be performed.
9. Contractor agrees to remove all debris and leave the premises in broom clean condition.
10. Contractor warrants all work for a period of 12 months following completion. All untreated wood projects must be stained in a timely manner following completion or warranty will be considered void.
11. In the event Owner shall fail to pay any periodic or installment payment due hereunder, Contractor may cease work without breach pending payment or resolution of any dispute.
12. All disputes hereunder shall be resolved by binding arbitration in accordance with rules of the American Arbitration Association.
13. Contractor shall not be liable for any delay due to circumstances beyond its control including strikes, casualty or general unavailability of materials.

**Additional Terms:**

- Rockdrilling/Jackhammering is extra and will be charged on a per hole basis.

Name of Owner:

Signature of Owner:

Name of Contractor: **Copeland Fencing & Construction, LLC**

Signature: *Jeremy Copeland*

Address: Po Box 1932 Redmond, OR 97756

Phone: 541-325-1748

Ccb# 203206



**McDermott Fence & Construction, Inc.**  
**American Fence Co. / Portland Fence Co.**  
**311 SE. Evergreen Ave. #2 Redmond Or. 97756**  
Phone: (503) 655-9619 (503) 256-3060 (541) 923-5858 Fax: (503) 256-2821  
OR. CCB # 201616 / WA. L & I # MCDERFC865D5 / Fed ID # 46-4151375 / WBE # 5402

11/29/23

PROPOSAL

**Attn: Julie Inman**

**Project: Crooked River Ranch RV Park**

**Installation Address: 14875 Hays RD. Terrebonne OR. 97760**

**Scope of work: We propose to supply and install approx. 1340' of pressure treated lodge pole post and rail fence in the same spot the existing 1 rail fence is. Customer to do all demo and disposal of the existing fence.**

**Price per scope: \$ 47,906.00**

**Credit card charge 6.3%:**

**Exclusions:**

1. All permits, engineering, testing, inspections, signage and traffic control.
2. Removal of spoils, Clearing, grading, grubbing, survey and staking of fence line.
3. Private underground utility repairs and locates, including irrigation systems.
4. Saw cutting, Core drilling, Concrete mow strips, Block outs & Imbeds.
5. Fence grounding and electrical both high and low voltage, conduit runs, wire pulls.
6. Any attachments and / or other materials not covered by (SCOPE) above.
7. Washington Sales Tax if applicable will be added to your Invoice.

**Proposal good for 10 days.**

**Current Insurance; (Auto) 1,000,000 – (Worker Comp) 1,000,000 – (Gen. Liability) Aggregate 2,000,000 /**

**Products and Completed Operations 2,000,000 / Each Occurrence 1,000,000 – (Umbrella) 5,000,000**

**Installation Floater 250,000 – Job site Accidental Pollution Coverage 1,000,000**

**Additional Insured Blanket Forms: CG 88 70 12 08 - CG 85 83 04 13 – CG 88 10 04 13**

**Additional Forms if needed will be invoiced to your project.**

**(Notes to Buyer)**

1. Truck & equipment access to fence line for material delivery and installation during project.
2. Terms of payment; Net 15 days. ( Material on hand payment required on all jobs over \$ 15,000.00 or specialty order items )
3. This proposal is based on normal digging conditions (price subject to change if unforeseen rock and fill material is encountered).
4. Specialty order materials **may** require payment in full or 50% down before shipping (based on Suppliers terms).
5. Contractor / owner shall provide schedule or completion date, and a reasonable amount of time to complete the work.
6. Add 3% for Performance and Payment Bonds.
7. Credit card payments will be charged a fee of 3% for personal card or 6% for commercial card.

The following prices are based on mutually accepted exclusions and Scope of Work. If a subcontract, letter of intent, purchase order or change order is issued for all or part of this proposal. All terms and conditions are accepted as stated above.

**Sincerely,**

**Justin Boothby**

**American Fence Co.**

**justin@americanfenceor.com**

**Customer signature: \_\_\_\_\_ Date \_\_\_\_\_**



Fence Center, Inc.  
PO Box 7288  
Bend, OR 97708-7288  
(541) 388-1625 FAX (541) 389-4578  
C.C.B. 058356

Date:		November 20, 2023	
Total:			
30 % Deposit :			
Terms: Balance Upon Completion - 15% Cancellation Fee			
Phone #	(541) 350-4436	(541) 923-1441	
Email:	rvpark@crookedriverranch.com		
Job Name:	Post and Cap Fencing		
Job Location:	14875 Hays Rd Crooked River OR 97760		
Permission should be obtained by customer if attachment is to be made to neighbor's fence.			

Name:	Crooked River Ranch RV Park Attn: Julie
Street:	5195 SW Clubhouse Rd
City, St. & Zip	Terrebonne OR 97760

We Propose To:		<b>Supply &amp; Install</b>	
		<b>Option A: New 3' Tall Post &amp; Cap Fencing *Drilled &amp; Lagged (Common Area Perimeter Replacement Fencing)</b>	
Height	3'	1,077' of 3' Tall Post and Cap Style Ranch Fencing on 5"-6" PT Lodgepole Posts set in Concrete at	
O.A. Length		Approx. 10' or Less OC. Built Using 4"-5" PT Lodgepole Rails Notched as Cap, *Drilled & Lagged	
Gates	0	<b>Option A Cost: \$21,941.00</b>	
Wood.....	X		
Chainlink .....			
Slats .....		<b>Option B: New 3' Tall Post &amp; Cap Fencing *Drilled &amp; Lagged (Chain Barrier Replacement Fencing)</b>	
Vinyl .....		228' of 3' Tall Post and Cap Style Ranch Fencing on 5"-6" PT Lodgepole Posts set in Concrete at	
		Approx. 10' or Less OC. Built Using 4"-5" PT Lodgepole Rails Notched as Cap, *Drilled & Lagged	
		<b>Option B Cost: \$4,690.00 (If Done at Same Time as Option A)</b>	
11 ga .....			
9 ga .....			
Top Rail			
1 3/8" .....			
1 5/8" .....			
Posts	O.D.	WT.	
Line	5"-6"	PT	
Term	5"-6"	PT	
Gate			
Clearing By:			
Customer .....	X		
Mike's .....			
Fence to:			
Follow Contour .....	X		
Straight .....			
Special Tools			
Possible Rock Digger Access			
* No Additional Charges for Rock Drilling( Unless Otherwise Noted in This Contract) - Does Not Include Any Painting or Staining			

YOU, THE OWNER, OR AGENT, ARE RESPONSIBLE FOR A CLEARED AND STAKED PROPERTY LINE. Furnish locations and character of any underground wires, pipes, sewers, conduits or obstructions which might interfere with or be damaged by Mike's Fence Center, Inc., or be the cause of injury or other damage. This contract does not include any Grading, Surveying, nor the removal of any fence or shrubs unless specified in writing above. In the event fence lines are not prepared, a \$75.00 trip fee will be charged to customer's account. If payment is not made as set forth above, Services Charges shall be added to the unpaid balance and shall be computed by a single periodic rate of 1-1/2% per month which is an Annual Percentage Rate of 18% per annum. If the services of any attorney are required for collection, all such

#### ACCEPTANCE OF PROPOSAL

fees will be for the purchaser's account.

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Please read the reverse side of this form. Sign if applicable.

Customer Notification & Owners Duty Received..... X

By: MIKE'S FENCE CENTER, INC.  
Adam Bornstein (541) 410-5359

Buyer: X

BID GOOD FOR 30 DAYS

Date Signed X

adam@mikesfence.com

CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOCIATION  
FISCAL YEAR 2024 MAY 1, 2023- APRIL 30, 2024

## 5 YEAR CAPITAL RESERVE PLAN (excerpt out of 30 year plan)

## PHYSICAL ANALYSIS

	Component Description	Est. Useful Life	Est. Remain Life	Est. Current Cost	Amount Funded at 100%	FY2023 Budget	FY2023 Actual	FY2023 Est Add'l by 4/30/23	FY2025 Projected	FY2026 Projected	FY2027 Projected	FY2028 Projected
32-ROADS												
1	2017 Chevy 3500 PU for small Plow & Sander	15	10	47,000	15,667							
2	1200 GPM Well Pump #1 - Golf Maint to assume 50%, Roads & Gen Maint 50%	30	25	10,500	1,750							
3	1990 Case 580 Super L backhoe (BH001)	20	20	75,000	0	75,000	75,035					
4	Excavator with hammer (Case 590 Backhoe is old and will be a backup backhoe)	15	12	75,000	15,000							
5	2000 Broce Broom RJ-300 (B001)	25	1	30,000	28,800							
6	Heavy Duty Equipment Trailer	20	19	30,000	1,500			30,000				
7	1987 John Deere 670B Grader (G871)	30	2	250,000	233,333				250,000			
8	1997 John Deere 770B Grader (G873) (keep as back up-repair only)	10	6	50,000	20,000							
9	2017 Atlas Copo Roller	12	9	100,000	25,000							
10	94 Volvo Truck to be used with Tanker/Sander	15	4	65,000	47,667						65,000	
11	2002 Volvo 10 yd dump truck	30	23	56,000	13,067							
12	1987 IH S2500 10 yd dump truck (T871)	30	2	80,000	74,667				80,000			
13	Swenson EV100-14-82-56 Cinder Spreader for 10 yd dump truck	15	8	17,000	7,933							
14	8.5 Grizzly Machine (Strainer)	25	12	8,000	4,160							
15	2012 GMC Service Truck	10	9	50,000	5,000							
16	Front-end Loader	20	4	100,000	80,000						100,000	
17	Dry Shed for Cinder Storage TBD	40	35	41,500	5,188							
18	2007 IH Water Truck	20	14	60,000	18,000							
19	3 Movable Pole Mounted Speed Displays at \$4000 per unit	15	10	12,000	4,000							
20	Used Crack Sealing Machine	10	7	12,000	3,600							
21	Hays Road Resurface	15	13	46,400	6,187							
22	1999 Freightliner 12 Yard Dump Truck - VIN ***3903	20	17	75,000	11,250							
23	1999 Freightliner 12 Yard Dump Truck - VIN ***3904	20	17	75,000	11,250							
24	Chainlink Fencing around Road Department Yard	20	19	27,200	1,360							
25	Sander for Road Dpt Pick Up	20	18	7,500	750							
26	Funnel Plow	25	9	15,000	9,600							
27	Repave Pool/Employee Parking Area	30	1	25,000	24,167			25,000				
	TOTAL ROADS		30 YR> TOTAL>	\$550,000	\$668,894	\$75,000	\$75,035	\$0	\$330,000	\$0	\$165,000	\$0



## AR Log for December 4, 2023

AR Log for December 4, 2023				
ACTION OFFICER (*CONTACT)	TASK	STATUS	TASK DESCRIPTION	COMMENTS
<b>D McRae Sheryl Jones</b> 1	Fire Abatement Project No. 1 - CRR owned properties	On-going	To reduce fire danger, all CRR-owned property to be surveyed for junipers and other brush to be limbed up or removed working with Well Springs, CRR Fire Department and Ranch personnel.	9/6/23 - Lions Club had the first use of the chipper. CRR Fire Dept, Roads, Lions and the HOA all participated. 11/6/23 - Work on Sundown Canyon is 75% complete. 11/20/23 - No change
<b>D McRae Mike Dries</b> 2	Fire Abatement Project No. 2 - Lower Pasture	On-going	To reduce fire danger on lower pasture. Lower pasture community garden project	11/6/23 - Additional limbing in the lowerpasture is expected to take place in the next 2 weeks. 11/20/23 M. Dries reported limbing as time permits. Director Erdkian 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.
<b>D McRae Mike Dries</b> 3	Fire Abatement Project No. 3 - BLM Project	On-going	To reduce fire danger, all public lands adjoining CRR-owned properties. Ranch personnel and volunteers are working with BLM to identify areas of need. The total acreage on this project is about 1031. Areas are on the south side of the ranch and along the Deschutes River. Also 10 acres near Otter Bench Trailhead	12/5/22 - BLM is completing burning disbris piles from the thinning project. 12/19/22 - two areas left to burn before completion. - 7/17/23 - BLM has completed most unite of the Steelhead Falls project. Will continue this winter. 10/16/23 - BLM will start burning the week after Thanksgiving and continue into December. 11/20/23 - No change
<b>K Vickery</b> 4	Commercial Loop Improvements	On-Going	Clean up appearance of Commercial Loop.	8/7/23 - President Vickery reported that another convex will be delivered mid-August. Sign stating "Appointment only" will be posted in front. Back fence is scheduled for late August/early September. 9/18/23 - One container has been painted. The new container has been added. Pres. Vickery will check on back fence area. 11/20/23 - Gate is being built, fence still pending

**CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOCIATION  
BOARD OF DIRECTORS  
REGULAR MEETING AGENDA**

**Monday, December 18, 2023, 6:00 P.M.**

**I. CALL TO ORDER: Pledge of Allegiance and Roll Call**

<b>Name</b>		<b>Name</b>		<b>Name</b>	
Kari Vickery President		Bob Beveridge Vice President		Mike Dries Secretary	
Kelly Davis Treasurer		Sheryl Jones Director		Julia Randall Director	
Sarah Woolverton Director		Mike Carey Director		Ara Erdekian Director	

**II. CONSENT ITEMS**

- a. Agenda of Regular Meeting – December 18, 2023
- b. Minutes of Regular Session – November 20, 2023
- c. Minutes of Work Session – December 4, 2023

**III. COMMITTEE & STAFF REPORTS** – Representatives of Committees may request to report on committee's activities since last regular Board meeting. Each person's comments will be limited to three minutes. *(Available Committee minutes and staff reports have been provided in the Board books and on the website.)*

**IV. RANCH MANAGER's REPORT –**

- a. Collections Report
- b. Budget Cycle Update
- c. OSHA Investigation Report

## **V. OLD BUSINESS**

- a. AR Log
- b. Panorama Park and Water Co MOU Updates – Vice President Beveridge
- c. A/V Improvement Update – Vice President Beveridge and Ranch Manager LaPora
- d. Golf Maintenance Bridge Project Update

## **VI. NEW BUSINESS**

## **VII. SECOND READINGS**

## **VIII. FIRST READINGS**

**IX. PUBLIC INPUT** - Must sign up and identify issues to speak on before meeting starts and individuals will be limited to three minutes unless additional time is allowed by the President.

**X. PREVIEW OF WORK SESSION** – January 3, 2024

**XI. ANNOUNCEMENTS & WRAP-UP:**

**XII. VOTE TO ADJOURN TO EXECUTIVE SESSION IF NEEDED**