

DRAFT FOR REVIEW AND APPROVAL AT
REGULAR SESSION BOD MEETING JANUARY 15, 2024

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

Monday, December 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	O	Mike Dries Secretary	X
Kelly Davis Treasurer	X	Sheryl Jones Director	X	Sarah Woolverton Director	X
Julia Randall Director	X	Ara Erdekian Director	X	Michael Carey Director	X

II. CONSENT ITEMS -

a. Agenda of Regular Meeting – December 18, 2023

a. Addition to New Business: Horse Arena Structure

b. Minutes of Regular Session: November 20, 2023

c. Minutes of Work Session – December 4, 2023.

A motion to approve the above consent items with the addition to the Agenda of December 28, 2023, was made by Treasurer Davis 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: It is the start of a new billing cycle and accounts owing are 2,154. It is also noted that payment plans increased by 13.

b. Budget Cycle Update: Ranch Manager LaPora reports that the CRP has been reviewed and work continues. The next BAC meeting is scheduled for January 17, 2024, at 10:00 am

V. OLD BUSINESS

a. AR Log:

- #1. Action Officer: Add M Dries; Comments: 40-50 trees were removed along Horney Hollow and chipping should be complete. Follow up needed on status of Sundown Canyon project.
- #2. Comments: Work Party scheduled for December 20 to continue removal of thistle.
- #3. Comments: No change 12.18.23
- #4. Comments: No change 12.18.23

- b. **Panorama Park and Water Co MOU Updates:** Panorama Park MOU will be presented to the County Commissioners at their next meeting. It has been approved by other County Officials. The Water Company MOU is waiting to hear back from Manager Frank Day before proceeding.
- c. **A/V Improvement Update:** An OWL Camera was purchased for \$840.00 and was used during the meeting. New Microphones that would work with the OWL are being investigated for future purchase.
- d. **Golf Maintenance Bridge Project Update:** The pond bridge replacement project has been placed on hold for another year. It will be moved out on the CRP.

VI. NEW BUSINESS

- a. **Set Up Work Party for Christmas Break to do Weed Abatement on Lower Pasture:** Director Erdekian has scheduled a work party to continue removal and burning of Russian Thistle for Wednesday, December 20, 2023, at 9:00 am. Volunteers are welcome.
- b. **Panorama Park Tree Limbing:** Mark Schneider, working as Lion's member, discussed both limbing and removal of Juniper Trees that surround Panorama Park. His vision included marking trees with tape for either limbing or removal and contacting neighbors that surround the park for their input. It would be made clear that if they did not want the trees removed/limbed that it would be up to the homeowner to maintain the trees in an effort to assist with fire abatement.
- c. **AFE # 290 – RV Park Tractor:** A motion to approve AFE #290 in the amount of \$26,842.23 for the purchase of a new tractor for the RV Park was made by Director Jones. It was seconded by Secretary Dries. It was a unanimous decision to approve. The tractor will be used as a front loader, backhoe and snow blower. This purchase had been allocated in the 2023/24 CRP.
- d. **Request by CRR Water Company to Clean Up Area behind CRR Water Office:** The CRR Water Company has requested that they be allowed to clean up an Association owned area behind their office for fire abatement purposes. A motion to allow the Water Company to clean up an area behind their office was made by Secretary Dries. It was seconded by Treasurer Davis. It was a unanimous decision to approve.
- e. **Volunteer Service Form – McKenzie “Mac” Walker – BAC Committee:** A motion to approve McKenzie “Mac” Walker for the BAC Committee was made by Treasurer Davis. It was seconded by Secretary Dries. It was a unanimous decision to approve.
- f. **Horse Arena Roof Structure:** President Vickery noted that there is caution tape surrounding the covered area next to the office and apartments. The structure is not used for anything meaningful. After a discussion it was discussed that the best option would be to remove the roof structure but leave the horse panel corrals. Ranch Manager LaPora will discuss with General Maintenance Supervisor McRae. There are electrical boxes attached that need to be considered during removal. Resident Kent Inman knows someone that may be able to assist, and he will reach out for a possible bid.

VII. SECOND READINGS:

None

VIII. FIRST READINGS:

None

IX. Public Input:

None

X. PREVIEW OF WORK SESSION – Wednesday January 3, 2024:

Addition: Horse Arena Roof; Neighbor Impact Mobile Drive Through Pantry at Panorama Park; Bend Bulletin post removal for recycle.

XI. Announcements:

None

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

A motion to adjourn the Regular meeting to Executive Session was made by Treasurer Davis. It was seconded by Secretary Dries. It was a unanimous decision to approve. The Regular meeting was adjourned at 7:07 pm. At 7:12 Executive Session was called to order. Director Carey moved to adjourn the Executive Session at 7:33pm. The motion was seconded by Secretary Dries and approved unanimously. Executive Session was adjourned with no action taken.