

DRAFT FOR REVIEW AND APPROVAL AT  
REGULAR BOD MEETING FEBRUARY 19, 2024

**CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOCIATION  
BOARD OF DIRECTORS  
WORK SESSION  
FEBRUARY 5, 2024 - 10:00 A.M.**

**I. Call to Order:** The meeting was called to order at 10:05 am.

**II. Roll Call:** It was noted that President Kari Vickery and Treasure Kelly Davis attended through Zoom and Director Sarah Woolverton was absent. In person was Secretary Mike Dries, Vice President Bob Beveridge, Director Julia Randall, Director Ara Erdekian, Director Sheryl Jones, Director Mike Carey

**III. Special Topics:**

**a. Water Co. MOU Review Update:** Vice President Bob Beveridge and Treasurer Kelly Davis attended a meeting with CRR Water Co Frank Day which resulted in leaving the contract as written for 1 year without changes. In addition, per VP Beveridge, he is waiting on the signed contract from Jefferson County on Panorama Park.

**b. AFE #288:** General Maintenance Supervisor Dan McRae provided 3 quotes from roofing companies to roof the duplex, Beauty Barn and the cart barn and informed the board that he had chosen Elite Roofing as the lowest bid. The board decided to request 3 more bids for metal roofing products that will be presented and discussed in the next BOD meeting.

**c. Stable Roof Structure Dismantle Update:** General Maintenance Supervisor Dan McRae reported that the roof had been carefully and strategically removed and that they are now in the process of cleaning it up. The only part of the structure left is the posts and gates.

**d. Lower Pasture Weed/Fire Abatement Long Term Plan:** General Maintenance Supervisor Dan McRae presented the board with his plan of marking off 1 acre blocks with the intentions of using a different process in each block to see which one is more efficient in terminating the Russian Thistle weed. He encouraged Director Ara Erdekian to continue working with his volunteers in prepping the ground for a scheduled spray from 'Sid' in the month of March. This project will now be added on to the A/R Log integrated with A/R #2.

**e. A/R Log:**

#1 Comments: General Maintenance Supervisor Dan McRae reports that work is being done on Horny Hollow Trail and they are waiting for The Hear of Oregon team to complete the job, then will immediately move on to Hill Rd. This road has not been started.

#2 Comments: Sup McRae and Dir Erdekian agreed on scheduling a work party for Feb 24, 2024 at 9:00am to continue prep work for the March spraying. The request for volunteers for the work party will be posted on social media, the ranch website and through Phase Reps. #2 task is now combined Lower Pasture community garden along with the Russian Thistle removal.

#3 nothing added

#4 President Kari Vickery noted that improvements are on hold per weather.

**IV: Regular Board Meeting Agenda Review – February 19, 2024,** Vice President Bob Beveridge requested more detailed expenses and income for the RV Park regarding months Oct through Jan. He requests all expenditures and all income.

**V: Vote to Adjourn to Executive Session regarding contracts and legal issues:** A motion to adjourn the Work Session to Executive Session was made by Secretary Mike Dries, it was seconded by Vice President Beveridge. It was a unanimous decision to approve.

The Regular Work Session was adjourned into Executive Session at 11:10 am. Executive Session was opened at 11:15am by President Kari Vickery. A motion to adjourn Executive Session was made by Director Sheryl Jones, seconded by Director Ara Erdekian and approved unanimously. Executive Session was closed at 12:21pm and Regular Session was then opened. A motion to contact attorney for legal advice about starting the process for ownership of 'The Steel Stampede' name was made by Director Ara Erdekian, seconded by Sheryl Jones, then approved unanimously. A motion to adjourn the Regular meeting was made by Director Sheryl Jones, then seconded by Director Ara Erdekian, it was a unanimous decision to end at 12:22pm.