

**CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOCIATION
BOARD OF DIRECTORS
WORK SESSION
MONDAY APRIL 1, 2024 - 10:00 A.M.**

I. Call to Order: The meeting was called to order at 10:00 am.

II. Roll Call: It was noted that all Directors except Director Jones were in attendance.

III. Special Topics:

a. Derek Hofbauer-COIC/CET Update

Derek Hofbauer reported that in CET's review of the Crooked River Ranch bus routes and ridership numbers, they are serving an average of 40 riders per month, which rounds out to 8 riders per day. Due to the low ridership, they are purposing to reduce service to Tuesdays & Fridays, 3 round trips a day beginning June 3, 2024. This reduction will allow CET to continue to offer service and reduce costs. He requested feedback from the Board on the proposal and requested we start promoting the new limited service through community gatherings and social media.

b. Jake Waardenburg- State Farm Insurance: Jake was invited to speak about the subject of CRR homeowners' insurance cancellations due to Crooked River Ranch being rated a high risk for wildfires. He explained the methodology of determining costs and coverage by insurance companies and answered numerous questions. He noted that manufactured homes face a higher challenge for homeowners' insurance but there are companies that can provide it.

c. AFE # 293:

Road Maintenance Supervisor Jones presented AFE #293, for the remaining \$78,000 of the original \$156,000 budgeted for 2023-2024 fiscal year. Material will be used to complete maintenance and upgrading of various roads. A motion was made to approve AFE #293 by Vice President Beveridge, it was seconded by Secretary Randall, with unanimous approval.

d. Annual Election Packet Approval- Ranch Manager LaPora

Ranch Manager stated that she updated the packets and requested the Board to look it over to make corrections or accept. Motion to accept the updated packet was made by Director Erdekian, seconded by Treasurer Davis, with unanimous approval.

e. Nominating Committee Update- President Vickery

An opening was available on the committee due to Mike Dries resignation, President Vickery asked Secretary Randall if she would be willing to accept this open position. After some clarifying questions, Secretary Randall agreed to fill the position.

f. Board Vacancy-President Vickery

With the resignation of Secretary Dries, the open position on the Board of Directors needs filled. Ranch Manager LaPora will put out an application packet for the short-term position. The request was made by President Vickery to post the vacancy application packet on the website and on social media.

g. Fire Abatement Efforts Update-General Maintenance Supervisor Dan McRae

Supervisor McRae reported that fire abatement on Horny Hollow is completed and they will be moving on to Hill Rd in the fall, as COIC and Heart of Oregon are now on other projects. The continued effort of burning Russian Thistle is ongoing in the Steel Stampede area. He also reported on our meeting with the Crooked River Grasslands which will be starting on their fire abatement projects in the Lower Bridge section this July.

h. Ranch Clean Up Day-June 8th-Ranch Manager LaPora

Brenda Cooper confirmed the event date of June 8, 2024 and reported that Data Delete and the CRR Limb Dump have committed to participating. Ranch Manager LaPora stated she wanted to follow up with Castle Tires as their estimate for service has increased.

IV: A/R log Review:

#1 Comments: Covered in Special Topics ‘g’ Supervisor Dan McRae

#2 Comments: March 21 work party in the lower pasture was a great success. April 13 8:00am-11:00am is the new work date and will be posted on social media to gather more volunteers.

#3 Comments: BLM burning will continue into late 2024.

4 Comments: President Vickery stated she needs to reach out to Binder Boneyard. No changes at this time.

V. Regular Board Meeting Agenda Review-April 15, 2024

Old Business- FY 2024/2025 Budget Presentation by BAC Chair Parker.

New Business- BLM activity update

Nominating Committee update

VI: Vote to Adjourn: A motion to adjourn the Work Session and move into Executive Session for Contract and Employee Issues was made by Treasurer Davis. It was seconded by Vice President Beveridge. With a unanimous decision to approve.

The Work Session was adjourned at 11:32am. Executive Session was opened at 11:40am. Executive Session was adjourned with no action taken and open session reopened at 12:29pm.

Director Erdekian noted that the County Commissioners Candidates Forum is scheduled for April 15 at 6:30pm. After discussion, Director Carey made a motion to move the April regular BOD meeting to April 17. It was seconded by Director Erdekian and approved unanimously. Further discussion regarding the BOD vacancy resulted in a motion by Secretary Randall to make the application period from April 5 – April 15 with the selection being made at the April 17 meeting. Motion was seconded by Director Erdekian and approved unanimously. Secretary Randall moved to adjourn the April 1, 2024 Work Session. Motion was seconded by Director Carey and approved unanimously.