

DRAFT FOR REVIEW AND APPROVAL AT
REGULAR SESSION BOD MEETING MAY 13, 2024

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

Wednesday, April 17, 2024, 6:00 PM

I. CALL TO ORDER: The Meeting was called to order at 6:00 pm by President Vickery.

a. Roll Call:

b. Pledge of Allegiance

Association Board Members:

Name		Name		Name	
Kari Vickery President	X	Robert Beveridge Vice President	X	Julia Randall Secretary	X
Kelly Davis Treasurer	X	Sheryl Jones Director	X	Sarah Woolverton Director	X
Director		Ara Erdekian Director	X	Michael Carey Director	X

II. CONSENT ITEMS -

- a. Agenda of Regular Meeting – April 17, 2024
- b. Minutes of Regular Session: March 18, 2024
- c. Minutes of Work Session – April 1, 2024. A motion to approve the above consent items was made by Vice President Beveridge. It was seconded by Secretary Randall. It was unanimous to approve.

III. COMMITTEE & STAFF REPORTS –

Vice President Beveridge asked if the RV Park Monthly Report camping income can be broken out between future vs current earnings. Ranch Manager LaPora will look into this.

IV. RANCH MANAGER'S REPORT:

- a. **Collections Report:** Accounts owing decreased by 60. We are at the mid-way point in the billing cycle.
- b. **Telegraph Bunny/Egg Contest Winners:** Ranch Manager showed a picture of the two sisters that won the Bunny/Egg Contest from the Telegraph.

V. OLD BUSINESS

- a. **FY 2024/2025 Budget Presentation:** Budget Audit Committee (BAC) chair, Herb Parker presented a overview of the budget. Audience Questions were asked by the following: Michelle

Parcel, Mike Wilcox, Joe Schaeffer, Brian Morgan, Mac Walker, Kent Inman, and Birk Lowrie. BAC Vice Chair Karen Bennett made comments encouraging participation during the budget meetings.

b. Nominating Committee Update: Director Carey reported that one application has been received for the current open positions. Notices were sent out via social media and phase rep. Applications are available on the Ranch website and must be submitted by May 31, 2024.

c. AR Log:

#1 Comments: BLM has started work including chipping on the west side of the Ranch

#2 Comments: Work party of 4.13.24 was successful and another work party is schedule for 4.27.24.

#3 & #4 Comments: No change 4.17.24

VI. NEW BUSINESS

- a. BOD Vacancy Candidates Forum:** Resident David Klym was the only applicant for the open Board position. Questions were asked by the BOD and members and answered by Mr. Klym
- b. BOD Selection of Replacement Director:** A motion to approve David Klym for the open Board position was made by Director Carey. It was seconded by Director Erdekian. It was a unanimous decision to approve. He will be sworn in and seated at the Work Session on May 6, 2024.
- c. Possible Crooked River Ranch Motocross Event:** Resident Jeremy Mickelson presented a proposal for a fall motocross event. He provided his resume and spoke to the board giving an overview of his vision. The Board was in favor but asked that he provide more information regarding his plans including insurance information that covers liability for the event. He was asked to return with the additional information and a formal approval could be obtained at that time.
- d. Oregon Trail Appaloosa Horse Club – Event Request:** Rosiland Frazier, from the Oregon Trail Appaloosa Horse Club has requested to use the site on Buffalo previously used by Sharilynn Hays for an Equine Trail Sports Event. They are requesting dates of June 15, and September 28, 2024. A motion to approve Appaloosa Horse Club to use the Buffalo Place site for an event on June 15 and September 28, 2024 was made by Secretary Randall. It was seconded by Director Jones. It was a unanimous decision to approve.
- e. BLM Activity Update:** Vice President Beveridge reported that he has had two meetings with the BLM regarding 600' of pavement on River Road in need of repair that belongs to them. BLM was not aware that they owned the road, and upon investigation, they found that they did. They will do a cost study and get back to Vice President Beveridge.

VII. SECOND READINGS:

None

VIII. FIRST READINGS:

None

IX. Public Input:

Manny Martinez, Jo Alstock and Birk Lowrie all spoke.

X. PREVIEW OF WORK SESSION – Monday, May 6, 2024:

Addition of Director Woolverton presenting additional information for Ranch Residents.

XI. Announcements:

April 29, 2024 – Neighbor Impact Food Truck

June 8 – Ranch Clean Up Day

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 Vice President Beveridge. It was seconded by Director Erdekian. It was a unanimous decision to approve. The Regular meeting was adjourned at 8:49 pm. Executive Session called to order for personnel issues at 8:55pm. Executive Session Adjourned at 9:20pm and Regular Session reopened. Open Session adjourned a 9:26pm with no action taken.