

DRAFT FOR REVIEW AND APPROVAL AT
REGULAR BOD MEETING MAY 20, 2024

**CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOCIATION
BOARD OF DIRECTORS
WORK SESSION
MONDAY MAY 6, 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 were in attendance.

III. Special Topics:

a. Swearing In and Seating of Dave Klym as BOD Director: Dave Klym took the oath of office and was seated at the Directors' table.

b. BOD Assignments: Newly seated Director Klym was assigned the following Board assignments:

Advisor: Facilities Services Dept.

Committee Liaison: ARC Committee

Team: CC&R Enforcement Issues; Security & Safety Issues.

Committee Review Assignment: Phase Rep Committee

Vice President Beveridge was assigned to Team Employee Issues.

c. AFE # 293: RV Park Picnic Table Purchase: was tabled until regular board meeting on May 20, 2024.

d. Fire Abatement Efforts, Heritage House Electrical Safety and Pool Update – General Maintenance Supervisor McRae: Supervisor McRae reported that chipping is ongoing on Horny Hollow. Heart of Oregon is currently busy with other projects and will check back in the fall. The Heritage House was found with a 3rd floor light fixture issue and is currently being resolved. Two new circuit breakers were installed in the kitchen area. Due to a recent personnel incident at the pool, Supervisor McRae will provide the pool update during Executive Session.

e. Insurance Presentation – Lisa Doolin; with Country Financial: Ms. Doolin explained how insurance looks at insuring manufactured homes. She reported that Country Financial is now looking at insuring 40-year-old homes that are on a permanent foundation.

f. Nominating Committee Update: Director Carey reported that two candidates are still needed for both the Board of Directors and the Architecture Review Committee. Deadline to file is May 31, 2024. The request was made by President Vickery and Secretary Randall to post the open Board position on social media to advertise the need for a community volunteer to fill this vacated seat.

g. Ranch Clean Up Day Reminder – June 8, 2024: A reminder that Ranch Clean Up is scheduled for June 8, 2024. This is free to all residents. Limb Dump is available from 8:00 am – 11:00 am. Shredding, at the Old Fire Hall is from 10:00 am to 2:00 pm. Tire recycling, also available at the Old Fire Hall is from 8:00 am – 4:00 pm.

IV: A/R log Review:

- #1 Comments: No change 5.6.24
- #2 Comments: Done until fall of 2024.
- #3 Comments: no change 5.6.24
- # 4 Comments: Owners will reply to President Vickery week of May 13, 2024

V. Regular Board Meeting Agenda Review-May 20, 2024

Old Business- additions:

- c. AFE #293 RV Park Picnic Table Purchase
- d. BLM Update.
- e. Grants Update

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

The Work Session was adjourned at 10:58 am. Executive Session convened at 11:10am and was adjourned at 12:10pm. Work Session was reopened at 12:11pm. A motion to approve two employee contracts was made by Director Erdekian. Director Jones seconded the motion which was approved unanimously. Secretary Randall made a motion to adjourn the Work Session, Director Carey seconded the motion. The vote was unanimous. Work Session adjourned at 12:12pm.