

CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOCIATION

Board of Directors Agenda – Work Session

Monday, December 5, 2022

- I. Call to order
- II. Roll call
- III. Special topics
 - a. Regular Board Meeting Agenda Review – December 19, 2022
 - b. CRR Website Issues – Ranch Manager LaPora
 - c. RV Park Dump Station, Paver Project and Fence Project Updates– Supervisor Mike Knoke
 - d. Heritage House Electrical Update – Supervisor Mike Knoke
 - e. South Pasture Garden – Vice President Ara Erdekian
 - f. Alternative Funding Committee Update – Director Jones
 - g. Neighbor Helping Neighbor Committee Update – Karen Atwood
 - h. CRR Christmas Celebration Recap – Ranch Manager LaPora
 - i. Volunteer Service Form – Jody Gmeiner – CC&R Review Committee; Burt Thomson – Alternative Funding Committee
 - j. A/R Log Review
 - k. Reminder: Jefferson County Board of Commissioners Public Hearing - December 7 at 6:00 p.m. at the Ranch Chapel – Topic: 142.5 acre plan amendment and zone change (rangeland to rural residential - 2 acre)
- IV. Vote to Adjourn to Executive Session if Needed

**CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOCIATION
BOARD OF DIRECTORS
REGULAR MEETING AGENDA**

Monday, December 19, 2022, 6:00 P.M.

I. CALL TO ORDER: Pledge of Allegiance and Roll Call

Name		Name		Name	
Kari Vickery President		Ara Erdekian Vice President		Mike Dries Secretary	
Randy Peterson Treasurer		Sheryl Jones Director		Julia Randall Director	
Sarah Woolverton Director		Robert Beveridge Director		Daniel Lowe Director	

II. CONSENT ITEMS

- a. Agenda of Regular Meeting – December 19, 2022
- b. Minutes of Regular Session – November 21, 2022
- c. Minutes of Work Session – December 5, 2022

III. COMMITTEE & STAFF REPORTS – Representatives of Committees may request to report on committee's activities since last regular Board meeting. Each person's comments will be limited to three minutes. *(Available Committee minutes and staff reports have been provided in the Board books and on the website.)*

IV. RANCH MANAGER's REPORT –

- a. Collections Report

V. OLD BUSINESS

- a. AR Log
- b. FY 2024 Budget Update – Ranch Manager LaPora

VI. NEW BUSINESS

VII. SECOND READINGS

VIII. FIRST READINGS

IX. PUBLIC INPUT - Must sign up and identify issues to speak on before meeting starts and individuals will be limited to three minutes unless additional time is allowed by the President.

X. PREVIEW OF WORK SESSION – January 3, 2023

XI. ANNOUNCEMENTS & WRAP-UP:

XII. VOTE TO ADJOURN TO EXECUTIVE SESSION IF NEEDED

VOLUNTEER SERVICE FORM

Volunteers do much of the work on Crooked River Ranch. Please complete this form and return it to the Administration Office or mail to:

5195 SW Clubhouse Rd.
Terrebonne, OR 97760

NOV 28 2022

current HOA
no CC&R's

Name: Jody Gmeiner

Mailing Address: 12213 NW Sumpter Dr.

Phone: 909 730-9586 Email: jtgmeiner@gmail.com

★ Please check one or more committee(s) that you are interested in serving on as a volunteer.

All committees serve to carry out the Business of the Board of Directors.

☐ Budget & Audit – approved the annual budgets for Board adoption and review Audit and Management letter.

☐ Golf Advisory – provide input on strategic golf course design and directions.

☐ Maintenance – recommend technical advice on general maintenance of common areas and golf course.

☐ Nominating – make recommendations for election to the Board of Directors and Architectural Committee.

☐ Park & Recreation – promote & recommend recreational activities for members.

☐ Phase Rep – enhance communications between Ranch Residents and the Board as put out by the Board.

☒ CC&R Review – help maintain livability and property values by investigating and enforcing the Ranch CC&R's.

☐ Events – promote & facilitate various Board of Directors sanctioned events.

☐ Other _____

Are you a "Snowbird" Yes ☐ No ☒ Yes, how long are you gone _____

Experience/Background: Experience with CC&R's through previous employment. I have served on BOD's including leadership roles. Currently retired.

Confidentiality Requirements of the Committee Members (2.2.4.6 a):

Every committee member is responsible to maintain confidentiality of sensitive or personal information gained due to his or her membership committee. Information about other association members, staff or any other confidential information gained as a committee member must be held in the strictest confidence and respect unless the committee member is authorized to share that information. Failure to do so may result in removal from the committee by action of the committee or the BOD.

Signature: Jody Gmeiner

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5195 SW Clubhouse Rd.
Terrebonne, OR 97760

NOV 23 2022

Name: Burt Thomson

Mailing Address: 8847 SW Pasture Pt. Terrebonne

Phone: 458 231 3734 Email: Burt.Thomson@CRRMCC.com

★ Please check one or more committee(s) that you are interested in serving on as a volunteer.

All committees serve to carry out the Business of the Board of Directors.

☐ Budget & Audit – approved the annual budgets for Board adoption and review Audit and Management letter.

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☐ Other Alternative Funding Committee

Are you a "Snowbird" Yes ☐ No ☒ Yes, how long are you gone Retired!

Experience/Background: 20 yrs in animal health field w/ responsibility for sales in N. America - 15 yr business owner - retirement

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Signature: Burt Thomson

AR Log for December 5, 2022

					COMMENTS	
ACTION OFFICER (*CONTACT)	TASK	STATUS	TASK DESCRIPTION			
1 M Knoke Sheryl Jones	Fire Abatement Project No. 1 - CRR owned properties	On-going	To reduce fire danger, all CRR-owned property to be surveyed for junipers and other brush to be limbed up or removed working with Well Springs, CRR Fire Department and Ranch personnel.		9/20/21 - RM LaPora noted that we have not heard back from the Fire Department regarding letters drafted for Sundown Canyon residents for proposed work in the area.. Supervisor Knoke is following up. 11/21/22 no change	
2 M Knoke Randy Peterson	Fire Abatement Project No. 2 - Lower Pasture	On-going	To reduce fire danger on lower pasture.		11/7/22 Work Party was effective at cutting trees, removing rocks, pipe and other obstructions to facilitate future mowing. Next work date needs to be determined to remove small trees/limbs/brush. Need to discuss disposal with Fire Department. 11/21/22 New date needs to be set for next work party tentatively set for December.	
3 M Knoke Sheryl Jones	Fire Abatement Project No. 3 - BLM Project	On-going	To reduce fire danger, all public lands adjoining CRR-owned properties. Ranch personnel and volunteers are working with BLM to identify areas of need. The total acreage on this project is about 1031. Areas are on the south side of the ranch and along the Deschutes River. Also 10 acres near Otter Bench Trailhead		11/1/21 - BLM requested authorization to stage on CRR property to begin work along Deschutes River rim. A letter from BLM was sent out via Phase Reps. No specific time line at this time. 11/21/22 no change	
4 K Vickery	Commercial Loop Improvements	On-Going	Clean up appearance of Commercial Loop.		11/7/22 Fence Supply issues continue to be a factor in completing the required fencing. Convex will be painted when weather permits. 11/21/22 No change	
5 M Knoke, M Dries, J Randall	Heritage House Improvement Project	New	Engineering firm is reviewing for recommendations		Engineering Firm has taken photos for review and will create plan. 11/21/22 Engineering Firm has been in contact with M Knoke and plans are expected soon.	