

# **CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOCIATION**

## **Board of Directors Agenda – Work Session**

Monday, October 3, 2022

- I. Call to order
- II. Roll call
- III. Special topics
  - a. Regular Board Meeting Agenda Review – October 17, 2022
  - b. Trust for Public Land Easement Revision – Anna Hadich
  - c. Phone System Issue Update – General Maintenance Supervisor Knoke
  - d. Neighbor Helping Neighbor Discussion – President Vickery
  - e. Neighbor Helping Neighbor – Karen Atwood
  - f. Ad Hoc Committee on Alternative Funding Discussion– Director Jones
  - g. Update on Kurtz/Andrews vs CRR Lawsuit – President Vickery
  - h. Vacancy Election Update – President Vickery
  - i. Volunteer Service Forms – Cooper and Ellingsburg - BAC
  - j. A/R log Review
- IV. Vote to Adjourn to Executive Session if Needed

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

**Monday, October 17, 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					

**II. CONSENT ITEMS**

- a. Agenda of Regular Meeting – October 17, 2022
- b. Minutes of Regular Session – September 19, 2022
- c. Minutes of Work Session – October 3, 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. Alternative Funding Resolution
- b. AR Log

## **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** – November 7, 2022

## **XI. ANNOUNCEMENTS & WRAP-UP:**

Vacancy Positions Candidates Forum – October 20, 2022 10:00am - Juniper Room

## **XII. VOTE TO ADJOURN TO EXECUTIVE SESSION IF NEEDED**

**CROOKED RIVER RANCH CLUB AND MAINTENANCE ASSOCIATION**  
**Resolution of the Board of Directors**  
**ALTERNATIVE FUNDING COMMITTEE CHARTER**

**RECITALS**

- A. WHEREAS, CROOKED RIVER RANCH CLUB AND MAINTENANCE ASSOCIATION ("Association") is a Class 1 Homeowners Association subject to the Oregon Planned Community Act (ORS Chapter 94); and
- B. WHEREAS, the Oregon Planned Community Act, ORS 94.550 to 94.783, confers to the Association any powers necessary and proper for the administration and operation of the Association; and
- C. WHEREAS, the Association is governed by the Declarations of Covenants, Conditions, and Restrictions ("Declaration") that were recorded in 16 phases in the deed records of Jefferson County, Oregon; and
- D. WHEREAS, pursuant to Article II, ¶ 2 of the RESTATED ARTICLES OF INCORPORATION for CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOCIATION, the Association is authorized to take any action that, in the opinion of the Board of Directors, will promote the common health, physical and mental welfare, and safety of the residents of the property; and
- E. WHEREAS, pursuant to Article XI, Section 1, ¶ 1 of the Bylaws, the Board of Directors may appoint committees as deemed appropriate; and
- F. WHEREAS, pursuant to Article VII, ¶ 5 of the Declaration, Association Directors will have jurisdiction over activities permitted in the common areas; and
- G. WHEREAS, pursuant to Section 4.10 of the CROOKED RIVER RANCH POLICY & PROCEDURE HANDBOOK REV. 3 15 21, at times, there may be a need for Board members to serve actively on a committee at the direction of the Board; and
- H. WHEREAS, the BOARD OF DIRECTORS has determined that it is advantageous to the quality of life, preservation, and betterment of the Ranch and its residents to explore and pursue all non-fee, alternative funding possibilities;

**NOW THEREFORE, IT IS RESOLVED:**

- 1. The previously formed, temporary Ad Hoc committee for alternative funding is disbanded.
- 2. A permanent executive committee, to be known as the Alternative Funding Committee ("AFC"), is hereby created.

3. The purpose of the AFC is to assist the Board in developing a reliable alternative, non-fee-related source of funding so as to decrease the burden on Members to contribute to the common expenses of the Association.
4. Alternative, non-fee-related funds include money, items of value, or the donation of services received from sources unrelated to regular or special assessments, fees, fines, or interest paid by Members to the Association.
5. The AFC consists of five members, including one (1) Chairperson, two (2) Vice-Chairpersons, and two (2) associate members.
  - a) The positions of Chairperson and Vice-Chairpersons may only be filled by current Directors appointed to those positions by majority vote of the Board of Directors.
  - b) The associate member positions may be filled by any Member of the Association in good standing and shall be appointed by the majority vote of the AFC.
  - c) Positions on the committee are for indefinite terms.
  - d) Any member of the AFC may be removed, at any time, with or without cause, by a majority vote of the Board of Directors.
  - e) Any associate member may be removed at any time, with or without cause, by a majority vote of the Chairperson and Vice-Chairpersons.
6. The AFC is purely advisory in nature. The AFC will advise the Board of Directors on all matters pertaining to the creation of a reliable, non-fee-related, funding source.
7. The AFC shall prepare and deliver an annual report to the Board of Directors no later than the third (3rd) Monday in June of each year.

AR Log for October 3, 2022				
ACTION OFFICER (*CONTACT)	TASK	STATUS	TASK DESCRIPTION	COMMENTS
M Knoke Sheryl Jones 1	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. 9/19/22 no change
M Knoke Sheryl Jones 2	Fire Abatement Project No. 2 - Lower Pasture	On-going	To reduce fire danger on lower pasture.	7/19/21 - General Maintenance have begun mowing the perimeter and a couple sections of the interior to mitigate invasive weeds in those sections. 6/20/22 Charlie Smith has proposed \$65 per hour to mow and estimates appx. eight days to complete. BOD approved motion to move forward in an amount not to exceed \$5000 7/6/22 General Maint to create fire break between lower pasture and adjacent property. 9/19/22 no change
M Knoke Sheryl Jones 3	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. 9/19/22 no change
K Vickery 4	Commercial Loop Improvements	On-Going	Clean up appearance of Commercial Loop.	1/17/22 BOD noted improvement on efforts by Commercial Loop business owner to clean up and fence proeprty. 5/16/22 - Cars are no longer stacked. 6/20/22 The Boneyard has installed a fence along Commercial. Progress is being made. 9/19/22 no change