

DRAFT FOR REVIEW AND APPROVAL AT
REGULAR SESSION BOD MEETING FEBRUARY 20, 2023

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

Monday, January 16, 2023, 6:00 PM

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

a. Roll Call:

b. Pledge of Allegiance

Association Board Members:

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

II. CONSENT ITEMS -

- a.** Agenda of Regular Meeting – January 16, 2023
- b.** Minutes of Regular Session: December 19, 2022.
- c.** Minutes of Work Session – January 3, 2023.

A motion to approve the above consent items was made by Director Randall. It was seconded by Secretary Dries. It was a unanimous decision to approve.

III. COMMITTEE & STAFF REPORTS –

Vice President Erdekian thanked Supervisors Knoke and Jensen for taking care of the switch out of the propane tank at the Clubhouse.

IV. RANCH MANAGER’S REPORT:

- a. Collections Report:** Ranch Manager LaPora reported that payments continue to be made in the first month of the new semi-annual period, keeping the staff busy. She also gave a shoutout to Kara for her work on delinquent accounts. She is making a lot of headway.
- b. Website Issues Update:** The exploration into the rebuilding of a new website continues. A list of wants and needs has been provided to the web designer and a proposal will be discussed during Executive Session. This will continue to take time.

V. OLD BUSINESS

a. A/R Log:

#1 Comments: January 10 meeting determined new plans need to be established.

#2 Comments: No change 1.16.23

#3 Comments: no change 1.16.23

#4 Comments: No change 1.16.23 (move comments from # 5 re: fencing color)

#5 Comments: Contractor has draft drawing. An estimate is being worked up so work can be sent out for bid.

b. Update on Meeting with Fire Abatement Group on January 10, 2023: Supervisor Knoke reported that projects are in the process of being prioritized and a timeframe will need to be created.

c. Heart of Oregon Program to Compliment HOA Efforts: It was announced that Wellspring Management, our fire abatement partner, will be reducing their workload in the future. We are working with Heart of Oregon to provide additional resources for fire abatement on both Association property and resident's property. More discussion to follow.

d. FY 2024 Budget Update: Ranch Manager LaPora reported that the CRP is close to being completed. She is meeting with supervisors on Tuesday to discuss each department's operating budget. Wednesday's BAC meeting will review the first six months' financials.

e. Community Garden Project: Vice President Erdekian provided a brief schedule of dates for first year steps. This includes fencing, soil turnover, fertilizing and watering.

VI. NEW BUSINESS

- a. Steel Stampede Planning:** The Steel Stampede is scheduled for May 6 & 7, 2023. It will be a return to a full event, which includes the trials, races, vendors, and swap meet. Brenda Cooper has taken on coordination of the event and has already reached out to volunteers from previous years.
- b. Winter Water Damage in CRR Rental Update:** A water leak was discovered in the 5 A/B duplex. The leak occurred on December 24 but was not discovered until December 28. An insurance adjuster has reviewed the damage. Quotes for repairs are being determined. All but the \$1,000.00 deductible will be covered by insurance.
- c. RV Park Software Discovery:** Director Beveridge provided a summary of five RV Park Reservations systems. They were all reviewed, and two companies have been chosen to give a demonstration. An update will be presented at the Work Session
- d. Volunteer Service Forms; Ben Johnson and Kriss Krzycki, Ranch Enhancement Committee; Diana Shire, Phase Rep and Event Committee:** A motion to approve all three volunteers was made by Director Beveridge. It was seconded by Director Randall. It was a unanimous decision to approve.

VII. SECOND READINGS:

None

VIII. FIRST READINGS:

None

IX. PUBLIC INPUT:

None

X. PREVIEW OF WORK SESSION – February 6, 2023: Additions:

- j. RV Park update – Director Beveridge
- k. Community Garden Update – Vice President Erdekian
- l. Jefferson County TOT request update – Vice President Erdekian
- m. Rental Duplex Water Damage Update – Supervisor Knoke

A motion to approve the Work Session Agenda of February 6, 2023 was made by Director Randall. It was seconded by Director Beveridge. It was a unanimous decision to approve.

XI. ANNOUNCEMENTS & WRAP-UP: Upcoming BAC meetings: January 18 10:00 am Juniper Room; January 25 10:00 am – 3:00 pm Juniper Room (Supervisor presentations of Operating Budget); February 1 10:00 Juniper Room. All are invited to attend.

XII. VOTE TO ADJOURN TO EXECUTIVE SESSION FOR PERSONNEL AND LEGAL ISSUES:

A motion to adjourn to Executive Session for contract discussion was made by Secretary Dries. It was seconded by Director Randall. It was a unanimous decision to approve. The Regular meeting was adjourned at 7:17 pm. The Executive Session was adjourned at 7:59pm with no action taken.