

DRAFT FOR REVIEW AND APPROVAL AT
REGULAR BOD MEETING MAY 15, 2023

**CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOCIATION
BOARD OF DIRECTORS
WORK SESSION
MONDAY MAY 1, 2023 - 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 except Director Woolverton were present.

III. Special Topics:

a. Regular Board Meeting Agenda Review – May 15, 2023: Additions to the following:
Manager's Report: Steel Stampede Update; Independence Day Celebration Update.

Old Business: PUC Update; Low Cost Spay/Neuter Clinic – Director Woolverton.

New Business: Neighbor Helping Neighbor Update – Karen Atwood

A motion to approve the agenda of May 15, 2023 was made by Vice President Erdekian. It was seconded by Secretary Dries. It was a unanimous decision to approve.

b. CRR RV Park Update Rules and Regulations and Staff Changes: Director Beveridge presented the RV Park Rules and Regulations. There were only minor tweaks made and these were made to bring them into alignment with industry standards. A motion to approve the updated RV Park Rules and Regulations was made by Director Jones. It was seconded by Secretary Dries. It was a unanimous decision to approve. Ranch Manager LaPora announced that Cathy Wagoner has taken another position and Julie Inman has stepped in to assume the RV Supervisor position. Cathy has started training Julie and will be available as a reference for on-going questions.

c. Heritage House Update: General Maintenance Supervisor Knoke reported that all current safety concerns have been addressed. He has suggested that additional upgrades be tabled until 2027 when the current lease is up with the Senior Group. He noted that there are five different areas of work that would require separate contractors. It is not feasible to obtain any bids for work until 2027. A motion to table additional work on the Heritage House until 2027 was made by Vice President Erdekian. It was seconded by Director Beveridge. It was a unanimous decision to approve.

d. AFE #286 – Solar Panels for Swimming Pool: A motion to approve AFE #286 in the amount of \$17,000.00 for the purchase of replacement solar panels for the swimming pool was made by Director Jones. It was seconded by Vice President Erdekian. It was a unanimous decision to approve. This is under the allocated amount in the FY 2024 CRP budget.

e. CRR Website Update: Ranch Manager LaPora reported that despite a minor setback, the go-live date for the new website is scheduled for May 17, 2023. Office staff will be receiving training on maintenance of the new site.

f. Steel Stampede Update: Ranch Manager LaPora reported that the event is on track. Volunteers are needed to assist with rock removal on the track. The Volunteer dinner will be held on Thursday, May 4 at the actual race site with tables and chairs provided. It will be catered by Randy Knight, Snack Shack vendor. She thanked Brenda Cooper for doing such a great job of managing the event.

g. Community Garden Update: Vice President Erdekian discussed the juniper piles that need to be dealt with. After a discussion it was decided that the piles would be chipped, and the chips taken to the Steel Stampede area and spread in high use areas. He is also planning on doing some disc plowing and spreading manure this week.

h. Alternative Funding Committee Update: Director Jones announced that there is still no decision on the Fire Abatement Grant. The committee continues to work on another grant through the Forest Service. She also announced that the committee is gaining two members.

i. Nominating Committee Update: Secretary Dries announced that there are two applicants for the current vacant board position and possibly four applicants for the three positions open in August.

j. Discounted Spay/Neuter Clinic: Moved to the Regular Board meeting of May 15, 2023.

k. Volunteer Service Forms: Shay Wright and Jo Alstock– Park & Recreation Committee; Ann Light and Birk Lowrie – Alternative Funding Committee. A motion to approve all four applicants was made by Vice President Erdekian. It was seconded by Director Beveridge. It was a unanimous decision to approve.

l. PUC Update and Discussion: President Vickery opened the discussion asking if the Board wants to apply as an interested party or as an intervener. Water Company Manager Frank Day provided input as to how the rate increase was determined. The Ranch has 22 different billing addresses, and the cost will vary depending on the meter size. Ranch Manager LaPora provided Board members with an estimate of anticipated costs. After a lengthy discussion, it was decided that the estimated costs need to be re-calculated and further discussion is needed to determine if the Board should continue as an interested party or apply to be an intervener. This will be discussed further at the special meeting to be held on May 9, 2023 at 1:00 pm.

m. A/R Log:

#1, 2, 3, Comments: No change 5.1.23

#4 Comments: Conex painting should start soon and lessee is in discussion with owner concerning fencing.

#5 Remove

President Vickery reminded everyone that the Steel Stampede will be held this next weekend. Other future events include the Equine Trail Sports May 20 & 21 and the Independence Celebration on July 1, 2023

IV: VOTE TO ADJOURN TO EXECUTIVE SESSION IF NEEDED

A motion to adjourn the Work Session was made by Director Jones. It was seconded by Secretary Dries. It was a unanimous decision to approve.

The Work Session was adjourned at 12:17 pm