

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

Monday, February 19, 2024, 6:00 PM

**I. CALL TO ORDER:** The Meeting was called to order at 6:02pm

**a. Roll Call:**

**b. Pledge of Allegiance**

**Association Board Members:**

Name		Name		Name	
Kari Vickery President	X	Robert Beveridge Vice President	X	Mike Dries Secretary	X
Kelly Davis Treasurer	X	Sheryl Jones Director	X	Sarah Woolverton Director	X
Julia Randall Director	X	Ara Erdekian Director	X	Michael Carey Director	X

**II. CONSENT ITEMS -**

- a. Agenda of Regular Meeting – February 19, 2024
- b. Minutes of Regular Session: January 15, 2024
- c. Minutes of Work Session – February 5, 2024.

A motion to approve the above consent items was made by Director Julia Randall. It was seconded by Director Mike Carey. It was unanimous to approve.

**III. COMMITTEE & STAFF REPORTS –**

A shout out to the Road Department for keeping up with all the road clearing by President Vickery. The Golf Course has seen some closures due to weather recently. It was noted in their report that they have been successful in securing the Redmond Chamber of Commerce Golf Tournament. The tournament has been historically held at Juniper Golf Course. This will bring many golfers to the Ranch that have not golfed here before.

**IV. RANCH MANAGER’S REPORT:**

- a. **Collections Report:** Payments have slowed down for this semi-annual billing but continue to arrive daily. Two attorney accounts expected to be paid within the week and payment plan accounts increased by nine.
- b. **Corporate Transparency Act:** Ranch Manager LaPora reported that the act requires anyone that is a decision maker within a corporation to report specific information to the US

Department of the Treasury which will include all BOD members and herself. Ranch Manager Lapora requested this information to be turned in to her by the end of February. Additionally, any changes, are to be reported within 30 days.

## V. OLD BUSINESS

### a. AR Log:

#1. Comments: BLM has postponed burning until Mar/Apr

#2. # 3. #4. Comments: Secretary Dries reported there has been some limbing work done, and Director Erdekian has cancelled work crew for Feb 24. Will revisit at next BOD meeting Mar 4. President Vickery reported no advancement on #4 until weather clears up.

**b. RV Park Income/Expense Information-Oct 2023-Jan 2024:** Park Manager Julie Inman reported that she had set a goal of 8-10 long term winter rentals and has achieved that goal. Vice President Bob Beveridge stated concern for the income loss for that time period and suggested charging campers for their power usage. In that we do not have individual meters and it is cost prohibitive to install them, a flat fee was discussed. VP Beveridge and Supervisor Inman agreed to meet and discuss the amount and possibility of having this added to the Space Agreement.

**c. Update on AFE #288- Duplex and Beauty Barn Roofing:** Maintenance Supervisor Dan McRae provided a bid for metal roofing that the Board had requested, and the amount is exponentially higher than the original bids for composition shingles. Director Randall made a motion to approve AFE # 288 and accept the original bid from Elite Roofing for \$30,750, this was seconded by Secretary Mike Dries, with a unanimous decision to approve with the condition that Supervisor McRae obtain the cost of installing an Ice and Water Shield to the entire roof rather than as specified in the original bid. A new AFE will be written to cover this additional amount.

**d. Water Co/Panorama Park MOU Update:** Vice President Bob Beveridge reported that Jefferson County has signed the Memorandum Of Understanding, and it has been delivered to Ranch Manager Judy LaPora for retention.

## VI. NEW BUSINESS

a. **Phase Rep Committee Volunteer Forms- Renewals:** President Kari Vickery stated that these signed volunteer forms are renewed every 3 years. There were fourteen forms submitted for the Phase Rep Committee. President Vickery stated that she was very grateful for all the volunteers who give of their time for the benefit of the Ranch. She then read each name to recognize them. Treasurer Kelly Davis made a motion to approve all of the volunteer forms and was seconded by Vice President Bob Beveridge, with a unanimous decision to approve.

## VII. SECOND READINGS:

None

## VIII. FIRST READINGS:

a. **First Read of FY 2025 Fee Schedule, FY 2025 Capital Reserve Budget and FY 2025 Operating Budget:** The BOD was directed to bring any questions to the March 4,2024, BOD meeting at which there will be Budget Audit Committee members attending for a Q&A with the Board. No further conversation.

**IX. Public Input:**

**Speakers:** Lynn Breedon, Carol Orr, Herb Parker and Kent Inman

**X. PREVIEW OF WORK SESSION – Monday, March 4, 2024:**

Subjects- Budget, CRP and Transfer Fees

**XI. Announcements:**

- a. Neighbor Impact Food Giveaway in Panorama Park March 7<sup>th</sup> 1:00pm-2:00pm
- b. Clean Up at Lower Pasture; Saturday, February 24, 2024, cancelled, will reschedule.

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

A motion to adjourn the Regular meeting to Executive Session was made by Treasurer Kelly Davis. It was seconded by Director Mike Carey. It was a unanimous decision to approve. The Regular meeting was adjourned at 7:55 pm. Executive Session was opened at 8:05pm. Executive Session was adjourned, and Open Session re-opened at 8:15pm. Vice President Beveridge made a motion to approve the Land Use agreement with Verizon to install fiber optics to their present site. The motion was seconded by Director Carey and approved unanimously. Director Jones made a motion to adjourn the Regular BOD meeting, the motion was seconded by Vice President Beveridge and approved unanimously. The meeting was adjourned at 8:16pm.