



**BOARD OF DIRECTORS MEETING
February 6, 2021
Clubhouse
MINUTES**

1. Call to Order 9:02am

Attendees: BOD –Matt Kunz, Jerry Nelson, Caitlin Hitt, Janice Stevenson, and Patrick Chandler.

Owners: Stephen Cariotis

Adjourn: 10:24am

Old Business

1. Consideration of Minutes – January 2021 BOD Meeting Minutes

- a. Matt motioned for approval, Jerry seconded, all in favor, Approved.

2. Management Reports

- a. Director of Operations Report – Jerry Nelson
 - RRS Monthly Report Review
 - Everything is on track and running as scheduled
 - Front pond area is being cleared
 - Paul Putnam will be working on the roads in April.
 - Stand Maintenance Update
 - Stand 1 & 3 bases are being rebuilt
 - Cactus Clearing- Jerry identified that blading for cactus control will start behind 16 field, stand 19 and 22 areas.
 - Hay Baling- fertilizer will be used on the hay baling fields, Alfalfa is being planted on the 5 field soon.
 - Front Pond- Stevenson’s will be buying fish in later February. A feeder has been purchased for the front pond and will be installed once fish are in place.
 - Cedar Clearing Options- Reviewed two bids for larger and smaller cedar clearing. There are 7 acres behind 5 that would be the first focus for larger cedar clearing. Smaller cedar clearing option would be used to clear around hardwood.
 - Gates removed in the clearing of cross fences are available for \$50 if owners are interested. Email the Board if interested.
 - T-posts are free, first come first serve at the big barn.

Action Items: Jerry to confirm week that Paul will be doing roads so owners can opt to have work done. Jerry to get confirmation on daily rates for larger cedar clearing option.

- b. Treasurer’s Report – Janice Stevenson
 - Account balances as of 1/31/2021:

Checking	\$5,220.98
Money Market	\$129,920.19
Exotic	\$1,196.66
Breeding	\$31,737.62

- There are late fees applied to 4 lots.

3. Committee Updates

- CC&R's Committee- Taylor is working on a summary of the recommended changes that will go out to the committee for confirmation then to the board.
- Architect Committee- One new house under construction.
- Wildlife Committee- No new updates

New Business

4. Notice of CC&R Violations-

- Responses from two owners were reviewed.
- One additional violation was reviewed.

5. Money Market Account Vote-

- A NTE of \$15,000 was motioned by Matt, seconded by Caitlin, all in favor to use to purchase the noncompliant lot. Funds will be reimbursed on sale of the lot.

6. Confirmed Wesley Hitt as 2021-2022 WCC.

- Work Day Schedule-** Next work day is **Saturday February 27th @ 8am**. Meet at the cooler. Please let the Board know if you are able to help out.

- If owners want to help with cedar clearing they can reach out to the Board for areas to focus on.

- Next Board meeting** – Scheduled for March 13th

Action Items: Caitlin to send a reminder to Owner's to submit the Wildlife forms due March 1st.

Additional Items discussed in the meeting that weren't on the agenda:

- Stephen wanted to see if the Board ran the Outbuilding Policy by our attorney for review, which we have and confirmed it is valid.
- Stephen also voiced his opinion that the Board should have taken the decision to remove cross fencing out for vote. The Board is working on maintaining the beauty of the ranch, we are no longer a cattle operation so the cross fencing isn't necessary. No other owners have complained and workdays to remove the fencing have been attended by over 10 people each time.
- Stephen also mentioned that the last POA event didn't give owners the opportunity to voice their questions and concerns. The Board reminded Steven that the opportunity was presented and only a few owners had comments or questions.