



**BOARD OF DIRECTORS MEETING
July 18, 2020
Clubhouse
MINUTES**

1. Call to Order 9:03am

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

Adjourn: 10:47am

Old Business

1. Consideration of Minutes – June 2020 BOD Meeting Minutes

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

2. Management Reports

- a. Director of Operations Report – Jerry Nelson

- RRS Monthly Report- Need to get June's report from Adam- COMPLETED
- Pre-Scheduled Road Work- Moving forward the two hills will be addressed in April and October of each year. All other roads will be addressed 1X year in April. Paul will be back in October 2020 to maintain the two hills. Current road work budget will cover additional work.
- Culvert at the Front Pond- Jerry priced culvert, rock needed and backhoe rental. Jerry has offered his time to do the install of the culvert for free. NTE of \$1,800 was motioned by Matt, Patrick seconded, all were in favor. Approved.
- Gravel approval- Two loads of gravel/road base will be ordered for the back of the ranch where interior roads have been worked on recently by Jerry and Dave (Thank you for your hard work!). A NTE of \$700 was motioned by Caitlin, seconded by Matt, all in favor. Approved.
- Back Pond Clean Up- Due to budget needed this effort will be pushed to 2021.
- Light for sign at the front gate- Electrician that worked initially with Tom L on lights for the gate is looking into options. Patrick is exploring options with his suppliers as well.
- Bid Pond Next Steps- Final attempt to economically repair the Big Pond will be made in the coming weeks. The final attempt will include straightening out the liner, pushing out any trapped air pockets, retrenching and covering the liner with dirt. A NTE of \$1,300 was motioned by Matt, Patrick seconded, all were in favor. Approved.
- Hay Field Cuttings- A second cut for baling will be done at the end of July.
- Volunteer Workdays- Instead of coordinating work days the Board will post projects that need to get done around the ranch and owners can sign up to support.

Action Items: Jerry will coordinate the backhoe rental for the culvert and big pond needs. Patrick to look into coded lock handle for the clubhouse. Matt will make a list of To Do Projects to have posted online for volunteering.

- b. Treasurer's Report –

Janice Stevenson

- Account balances as of July 15th:

Checking	\$1,399.79
Billing Card	\$0
Money Market	\$129,258.14
Exotic	\$1,026.66
Breeding	\$22,451.70

- a) Stand Committee has requested \$3400 to purchase three replacement blinds for the preserve. Matt motioned to approve NTE of \$3400, Caitlin seconded, all in favor. Approved.

New Business

3. Board Representative for CC&R Committee Board
 - a. Matt Kunz will be the Board Representative on the CC&R’s Committee.
 - b. The other members include Taylor Stone (Chairman), Charlotte Cariotis, Steven Cariotis, JD Quinn, Donne Griffith, and Dave Stevenson.

Action Items: Matt and Taylor will coordinate first meeting with new committee.

4. Big Pond Update Jerry Nelson
 - a. As mentioned in the Ranch Operations section the next attempt to repair the Big Pond will be the last attempt for the Board and RRS to fix the issue. If the next economical approach doesn’t work bids will be collected for a larger POA review.

Action Items: Jerry is coordinating next steps with RRS.

5. Outbuilding and Swelling Policy Board
 - a. Septic tank requirements are managed by the County per State law.
 - b. If you have a home, trailer or RV you ARE required by the County to have a septic tank. Pam Browning is the inspector for Bosque County and they will be managing this regulation.
 - c. If you have an Aerobic system per the county you must get that regularly pumped per the County and proof needs to be submitted to the County.
 - d. Conventional septic tanks should be pumped at least every 5 years depending on size of the tank.

Action Items: Caitlin will send out reminder with county regulation to all owners.

6. Use of fireworks Board
 - a. Ranch will continue to follow county regulations for firework use.
 - b. If a Burn Ban is in place no fireworks will be permitted.
 - c. Please take precaution when setting off fireworks on your private property.

7. Next Board meeting will tentatively be August 15th @ 9am