



**BOD Meeting
July 22, 2023 10:00AM
Ranch House
Minutes**

- **Call to Order 10:00am**

Attendees: BOD – Matt Kunz, Sam Thomason, and Andy Mathews.

Owners- Brandy, Austin, and Gary.

Old Business

1. **Consideration of Minutes** – May 2023 POA Meeting Minutes

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

- **Management Reports**

1. Director of Operations Report – Sam Thomason

- Ranch Operations Update

- Culverts were cleaned out.
- Road base applied in bad areas, will likely need more.
- Additional quotes needed to determine what it will take to fix the roads right.
- Trying to save money this year so we can do a more intensive repair next year.
- Baled hay and made a little money, \$320.

2. Treasurer's Report – Janice Stevenson

- Checking Account- \$10,800
- Deer Breeding Account- \$25,088
- Exotic Fund Account- \$2,410
- Money Market Account- \$143,125
- All account balances are as of 6/30/2023

Action Items:

- **Committee Updates**

1. Architect Committee Taylor Stone
2. Wildlife Committee Wesley Hitt
 - No hunting until September 1, 2023
 - There is 1 trap out for coyotes, please check Huntstand for location
3. Gun Range Committee Brandy Vance

- Nearly done. Machines are in and getting set in place.
- Brandy, Gary and John are working from a diagram to finish setting pads and aligning machines.
- Solar panels to keep batteries charged are coming next. Rare sold us batteries at cost.
- Machines are commercial grade and if not used properly, they can be dangerous. Suggested writing instructions, doing a tutorial at the next POA meeting, keeping a sign in/out book for the gun range and keeping the high and low houses locked up.

4. CC&R Committee

Gary Beavers

- Responses to survey were in the 20s. Noted that that is a low response that may indicate a lack of appetite from the community to make any changes at this time.
- Summary of those who did respond: There is openness to some % of metal siding and color pallet adoptions.
- Also, saw a desire add accountability in the form of fine structure.
- Next steps: Gary B. will type up a summary and show results including response rate so it can be shared with the POA. This can be further discussed after results are shared from the CC&R Committee.

Action Items: Brandy to coordinate a Gun Range Skeet shooting training day. Gary to provide a summary of survey results.

New Business

- A short discussion about road work and that the work is out growing our budget. The hills are especially bad. It is likely time to investigate what is truly needed to fix the hills and all roads.
 - The board pointed out that the cost for such work has increased by double in some cases. If we are going to do anymore than bandaid our roads, we are going to have to have a realistic conversation about money. This will be a bigger conversation and to have that, we need quotes on what is needed.

Ratification of Actions Take Between Meetings

1. First: Second: Vote:
2. First: Second: Vote:
3. First: Second: Vote:

Adjournment at 11:00am