



**POA Meeting  
Sat. Nov. 4, 2023 12:00PM  
Ranch House  
Minutes**

- **Call to Order 12:00pm**

**Attendees:** BOD – Matt Kunz, Sam Thomason, Caitlin Hitt, Janice Stevenson and Andy Mathews.

Owners- Wendy K, Dave S, Brandy V, John & Bo K, John B, Jerry & Dianne M, Mike S, David & Carolyn M, Jimmy & Jane Wray, Stephen C, Craig & Gwen H, Austin & Jenna C, Russell & Sue J, Wes H, and Lauren M

**Old Business**

**1. Consideration of Minutes – September 2023 BOD Meeting Minutes**

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

- **Management Reports**

**1. Director of Operations Report – Sam Thomason**

- Ranch Operations Update
  - New cooler was installed, old cooler’s scrap metal was sent off for recycling.
  - Build up of debris from massive rains two weeks ago were addressed against the front fence on the preserve side. Thank you to those that volunteered with that clean up effort.
  - The road to the Gun Range did wash out in recent rains, please avoid that crossing. Options are being evaluated for a bridge, concrete low water crossing or build back up with road base.
  - Road Work took 3 weeks and was \$25K. We were expecting the crew to return but then the major rain happened, the roller that we need to address the hills is not available right now but they will be back. There will be a slight peak in the middle of the roads to help with rain run off.
    - Over 40K was saved by Sam donating road base from his private property for recent road work. Thank you Sam.
  - Problem areas on the road from the rain/flooding will be addressed as well.
  - All water gaps were cleaned up following the rain.
  - Spring work day will include sawing down dead trees in the creeks on the preserve.
  - Enjoy the ponds as they are beautiful right now.

**2. Treasurer’s Report – Janice Stevenson**

- Checking Account- \$6,688
- Deer Breeding Account- \$9,588
- Exotic Fund Account- \$5,427
- Money Market Account- \$81,100
- All account balances are as of 10/31/2023
- 2024 budget was motioned for approval by Caitlin, Matt seconded, all in favor, Approved.
  - 2024 budget will include 25K for road maintenance

- Gun Range budget received a generous donation to help offset the cost of a pavilion. Thank you Taylor & Jennifer Stone for the pavilion donation.
- No food plots are in 2024 budget as that is too dependent on weather, that money will roll into protein budget.

Action Items:

- **Committee Updates**

1. Architect Committee Taylor Stone
  - No new items
2. Wildlife Committee Wesley Hitt
  - Hunting mid season update provided
  - Reminder that the Preserve can be accessed between 10am-2pm
3. Gun Range Committee Brandy V & John K
  - Some damaged happened at the range with the recent storm, those items will be addressed
  - Pavilion's posts are being fabricated, gravel will be brought in for ground covering.

Action Items:

**New Business**

- **Holiday Parade Potluck-** Lauren and Andy Mathews have invited everyone to a potluck and parade evening at their house Sat. Dec 2<sup>nd</sup>. More details to follow.
- **Board Meetings for 2024-** TBD

Action Items: Lauren to send details to the Board about the Parade Potluck

**Ratification of Actions Take Between Meetings**

1.
 

First:	Second:	Vote:
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2.
 

First:	Second:	Vote:
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3.
 

First:	Second:	Vote:
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**Adjournment at 12:20pm**