

# BOD Meeting Sat. Feb 10, 2024 9:00AM Ranch House Minutes

#### • Call to Order 9:00am

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

Owners- John K.

## **Old Business**

1. Consideration of Minutes – November 2023 POA Meeting Minutes

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

## • Management Reports

1. Director of Operations Report –

Sam Thomason

- o Ranch Operations Update
  - T posts have been added to the front fence along Hwy 6 to help secure the areas affected by the flooding.
  - Corner posts have been fixed on front fence.
  - Fences lines have been checked, two large holes have been addressed.
  - Zane is being contracted to bale again this spring/summer. Fields 1 and 3 will be included in that.
  - Road work maintenance will happen 2 times this year.
  - Bridge maintenance/water crossing will be addressed once the area dries out this summer (funds are set aside for this project already).
  - Bring in road gravel for stand 3 road area.

## 2. Treasurer's Report –

Janice Stevenson

- Checking Account- \$14,690
- Deer Breeding Account- \$31,924
- Exotic Fund Account- \$3,644
- Money Market Account-\$137,640 (Roll over savings is 60K of the total, 10K is set aside for bridge solution by gun range)
- All account balances are as of 1/31/2024
- Three lot owners have not paid dues for 2024, late fees are applicable.

Action Items: John to check pricing for road gravel.

## • Committee Updates

1. Architect Committee

**Taylor Stone** 

• Two positions are open on the committee, if you are interested, please email your name to the Board.

2. Wildlife Committee

Wesley Hitt

- Hunting season is over.
- Traps are set on the preserve to try to catch two coyotes seen on camera.
- **3.** Gun Range Committee

Brandy V & John K

• The pavilion, donated by the Stone's, will be delivered this week.

Action Items: Caitlin to post two positions opened for Arch Committee.

### **New Business**

- o Work Day Tasks- Work days are Feb 24, Mar 9, Apr 13, and May 11
  - Clean Up the trees and debris by front pond area, chainsaws will be needed.
  - Work on cleaning out trees that have fallen in creek area, chainsaws will be needed.
  - Trim entrance to stand 5 area, mulcher can come in once trimming is done.
  - Burn pile by Gun Range
  - Road gravel by Stand 3 area.
- O Wildlife Management Annual Report-
  - Each owner is required to complete their report by March 31<sup>st</sup>.
  - Caitlin will be completing the report for the preserve side of the ranch.
- Next Board Meeting- March 23<sup>rd</sup>

Action Items: Caitlin to complete Wildlife Management Annual Report.

# **Ratification of Actions Take Between Meetings**

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

## Adjournment at 9:55am