

RIVER RANCH PROPERTY OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

APRIL 15, 2023

Meeting called to order by Jerry Bush at 9:02 am.

Roll call taken by Sandy Edwards with Jerry Bush, David Tyer, Stephanie Topa, Sandy Edwards, Kevin Leiby, Linda Carrick, Jarrett Whitehead, Jamie Stone, Stephen Johnston, Trevor Collins, Cliff Goodrich, Catherine Keaser, Donald Sparks, Kevin Moran, Eugene Heagney, Josh Hutcheson, Shane Bradley. Mark Alward had family matters. Phillip Plemmons no call or show. Stephen Johnson came in late to the meeting not sure when. Our attorney Scott Fitzpatrick was present.

Sandy Edwards gave the invocation.

FORESTRY – We had several members of Forestry here to talk with members about the fire on March 29, 2023. We had Forestry from Lakeland along with our local men. The lead investigator wasn't here due to a death in his family. Everyone had one question was it arson or not. At this time it is still hasn't been determined if it is arson or some other cause. Todd did most of the talking about what it was that Forestry is supposed to do in a wildfire like this. Their job is to stop the forward motion of the fire and to contain it. They are not here to plow around camps when the fire is out of control and causing such damage as we had on this fire. If they were able to plow a camp then someone just got lucky. The fire was right at 1000 acres and close to 250 camps. Members were upset that they were kept out after members would not stay out of the plows way so they could stop the fire. The men on the plows have very limited vision so cannot see the atv's riding beside them. Forestry's job is safety first for their men and the people who are involved in the fire. Todd had Sandy post a paper so members had access to see what was being done and to assist Forestry with more information on the damage of this fire. We had members that said we needed more cameras and to know your neighbor so everyone could help look out for each other. They wanted to get more water tanks in the camp area. Someone wanted to do controlled burns in the camp area which it would fall on every property owner to agree and be present when it happens. Everyone wanted to know the cause which was the biggest question. One thing that was talked about over and over was good housekeeping around your camp. Everyone wanted to know when they could bring in equipment and push down fire breaks. We have to wait till they call out this fire and it might be another week or it could be sooner.

Guest issue were taken care of with gate employee's being present to have a say in what the members had done by giving their side of the story. The three members had their guest reinstated with the understanding if it happened again it was 6 months with no notice.

Secretary Report – Sandy Edwards had the minutes with a motion to accept by Josh Hutcheson seconded by Jarrett Whitehead. No one opposed.

Treasurer / Budget Report- Stephanie had the reports. She went over them with everything being okay. She said our buggy lot was still off but in part to the date members had gotten their lots. She said we had hired a security company to work the 3rd shift on Sunday, Monday, Tuesday, and Wednesday. It is costing the same as if we had our employee but if someone doesn't show up then the security company has to get someone to work on these nights. Stephanie said we have to upgrade our server in June. She said we will need to by the end of the year upgrade our NCR with Counter Point. Josh Hutcheson made a motion to accept seconded by Jerry Bush. No opposed.

Sandy Edwards had the gate report with no one opposing it.

COMMITTEES:

WILDLIFE / TURKEY – They are putting out corn in the feeders today.

QUAIL – No one here but have not gotten a contract from him yet.

WEBSITE – Stephanie said she had showed Angel Leiby how to update the website as she will be out of town a lot coming up.

ATV/GREEN TEAM – Stephen Johnston will be doing an event on June 10, 2023. He is having a poker run. It will start at 10 am with 5 stops throughout the property.

ACTIVITY – Sandy said they hope to have an event in June but will see how things go. Nothing set up yet.

KID'S FISH POND – Still plenty of fish

It was talked about letting members who were out of the burn to bring in equipment in though Forestry will not let anyone take it to the burned area. We just got word that we might be able to have equipment in the burn area so we will hold off until Wednesday.

A member brought all his information to be allowed to bring in equipment and work in River Ranch. The Board approved J.R.

Jerry Bush made a motion to adjourn the meeting at 11:31 am with no one opposing.