

RIVER R ANCH PROPERTY OWNERS ASSOCIATION, INC.

BOARD OF DIRECTOR'S MEETING

August 19, 2023

Meeting called to order by Jerry Bush at 9:00 am.

Roll call taken with Jerry Bush, David Tyer, Stephanie Richards, Sandy Edwards, Kevin Leiby, Jarrett Whitehead, Stephen Johnston, Stephen Johnson, Philip Plemmons, Trevor Collins, Cliff Goodrich, Catherine Keaser, Donald Sparks, Kevin Moran, Eugene Heagney, Josh Hutcheson and Shane Bradley. Linda Carrick and Mark Alward were out due to work. Scott Fitzpatrick was present.

Sandy Edwards gave invocation.

Jerry Bush led the pledge to the flag.

Members who came for not signing out their guest. We handle each person on what happened to cause them not to sign out. We had some who's were reinstated due to what had happened. We were very plain as a Board that if any of these had another guest not signed out, they would get 6 months' notice from RRPOA with no exceptions.

Secretary Report: Sandy Edwards had the July meeting minutes. Josh Hutcheson made a motion to accept seconded by Kevin Leiby. No one opposed.

Treasurer Report: Stephanie Richards had her reports. She said our insurance this year is \$210,000 with monthly payments of \$20,000. Stephanie went over the AC in the gate house. We put three split units in the gate as the old central air was needing to be replaced. The cost of the 3 units was almost the same as a new central air unit. It should help with the electric too. The roof is still good for a couple of years but if we have the money we need to go ahead when it cools off and replace. Stephanie wanted a no seams metal roof which is around 20,000. She made a motion to allow for the roof at the cost of 20,000 to be replaced. We had a vote with one opposed to putting the money in the budget for the repair of the roof. We had a problem with the electric. We ended up with no power to the guest trailer. It was a case of we had to have something done now. It was fixed with the power for the shop, guest trailer, and equipment yard were all redone. Stephanie said we are still off in the buggy lot on our budget. She will check out and bring up at next meeting. She said with the holiday coming up she was sure Sandy could use help at the gate. Sandy Edwards made a motion seconded by Josh Hutcheson. No one opposed.

Gate Report: Sandy Edwards had the reports. Josh Hutcheson made a motion to accept seconded by Kevin Leiby. No one opposed.

## OLD BUSINESS

### 1. Committees

- a. Wildlife – David is filling feeders this week end. It will be opening week end of Archery at next meeting. Meeting will be at noon.
- b. Quail – We just got the contract back from the quail farm.
- c. Kid's Fish Pond – Kevin says there are fish in pond.
- d. Activity – Sandy said we are going to do something for Halloween.
- e. ATV / Green Team – Stephen said on Dec. 9, 2023 he will have a clean up ride with a cook out to follow.
- f. Website – Stephanie said it is going the same as usual.
- g. Conservation – Philip said he had planted the food plots and millet fields.

## NEW BUSINESS:

1. We have a member who wants to sell BBQ at the play pen area. He is state certified and licensed. No one opposed.
2. Scott gave everyone a copy of the new By Laws to look over and we will bring back at the next meeting.

## OPEN FLOOR DISCUSSION:

Josh asked about the cameras we had talked about putting around. At this time, it is not possible.

Jerry Bush made a motion to adjourn meeting at 10:02 am. No one opposed.