

RIVER R ANCH PROPERTY OWNERS ASSOCIATION, INC.

BOARD OF DIRECTOR'S MEETING

DECEMBER 10, 2022

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, Linda Carrick, Corey Dziubek, Jarrett Whitehead, Stephen Johnston, Philip Plemmons, Cliff Goodrich, Brooke Hosford, Donald Sparks, Ernie Goss, Josh Hutcheson, Eugene Heagney and Shane Bradley. Trevor Collins and Mark Alward were out due to work. Marvin Penner was out.

Sandy Edwards gave invocation.

Jerry Bush led the pledge to the flag.

No members came for not signing out their guest.

Sandy brought up about some of the realtors bringing in people to show the property to were wanting to bring in off road vehicles. She said they were also coming in and taking hours to show property before coming back out. She said she had always given two hours to show property as it seemed a reasonable time limit to see something in the camp area. The Board agreed with her so she will pass this off to the realtors whom she is having a problem with.

Secretary Report – Sandy Edwards had the minutes for the November meeting. Josh Hutcheson made a motion to accept seconded by Stephanie Topa. No one opposed. Sandy brought up about the accident that happened while she was out at Thanksgiving. She said that the person who hit the employees' vehicles was under insured. She said she checked with our insurance & attorney and in no way were we responsible for their vehicles. She said one had gone on face book asking for help in finding an attorney. It was deleted after the comments were not so good. She said that the employees were thankful for the bonus but she felt like one wasn't.

Treasurer/Budge Report: Stephanie Topa had her reports. Stephanie gave an account of the monies in the bank. She said since June 1<sup>st</sup> to November 30<sup>th</sup> she has sent out 1500 emails to let members know they need to renew and can do it on line or at front gate. She said we are still down in our memberships. She said we are doing more on-line stuff now than before. She said this year at Thanksgiving we had signed in about the same as last year maybe a few more spouses and kids. She said that with our budget we are still over in a few things but that can't be helped at this time. She had asked everyone to watch their spending as we had repairs and things that needed to be done. She said we should not plan on any large purchases at this time even though our monies are up some. She said to spend only what was necessary. She said we had culverts and roads to repair. There is fencing we are going to need to do. She said that it was brought up to purchase a ground tree cutter. It is \$8500 but it can save time and money when doing the fencing. It will be able to get in areas that now we aren't able to. Philip needs \$4500 to purchase plus around \$10,000. for fencing. No one is opposed to the purchase. It was brought

up about Ernie's problem and decided to table to next meeting when attorney is present. Stephanie and Jerry had talked and we need to replace the culverts that got washed out during the 20 inches of rain in September plus fix the fences with our shop crew instead of hiring it out. No one opposed.

Gate Report: Sandy Edwards had the November report with motion to accept by Josh Hutcherson seconded by Stephen Johnson. No one opposed.

**NEW BUSINESS:**

1. Roads & Culverts – It was handled during the budget part of the meeting.

**OLD BUSINESS:**

1. Shelly Hughes – No one has heard anything back. Jerry will check with Scotty.
2. Committees
  - a. Wildlife – It is hunting season everyone getting hogs plus an eight point was killed in Still Hunt area.
  - b. Quail – nothing – David Penny is over now and told Kevin he would start coming to meetings.
  - c. Kid's Fish Pond – Kevin says there are fish in pond.
  - d. Activity – Sandy said the tent is up and she has to put up some lights and is ready for the Christmas event today.
  - e. ATV / Green Team – Brooke said she will have a poker run soon.
  - f. Website – Stephanie said nothing.
  - g. Conservation – He said people are turning in the coyotes. He had two this month.

**OPEN FLOOR DISCUSSION:**

Stephanie said we need it understood that our Board needs to put the best interest of River Ranch first with their actions. She said this has happened again where someone on the Board knew something and didn't pass it on to the Officers so we could get a handle on things. She said Scotty is working on something.

Sandy said we needed to set up the district elections. She said she had received all the letters of intent already. All District meetings will be held at pavilion.

SE District at 11 am

SW District at noon

East District at 1 pm

West District at 2 pm.

Jerry Bush made a motion to adjourn the meeting at 10:49 am. No one opposed.