

RIVER RANCH PROPERTY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

May 20, 2023

Meeting called to order by Jerry Bush at 9:05 am

****Roll Call taken with Jerry Bush, David Tyer, Stephanie Topa, Kevin Leiby, Linda Carrick, Jarret Whitehead, Jamie Stone, Stephen Johnston, Steve Johnson, Phillip Plemmons, Trevor Collins, Cliff Goodrich, Catherine Kreaser, Donald Sparks, Kevin Moran, Josh Hutcheson, Shane Bradley, Eugene Heagney. Sandy Edwards, Mark Alward were not present.**

Jerry Bush led the invocation.

Jerry Bush led the pledge to the flag

Guest Issues:

No Guest Issues presented at the opening of the meeting.

Secretary Report:

Minutes for previous meeting are not available at this time.

Treasurer/Budget Reports: Stephanie Topa presented the following:

On Tuesday 5/30/23 there will be an internet upgrade and the system at the gate will be down for approximately 2 hours

Phone system change – when the guard is on duty (3rd shift) the phones will be transferred to Sandy.

On Tuesday 5/22/23 the computer for the cameras will be replaced and a computer and monitor will be added in the guard shack. There will also be an upgrade to the laptops in the guard shack, there will be additional memory. Guard shack laptops will also monitor batteries for the solar system as well.

RRPOA website notifications have been changed to remove expiration dates, counter point and website were not interfacing correctly and the upgrade to correct just that issue is cost prohibitive.

There is/was and insurance scam on the RR landowners page – someone with the name or company name Powell were telling people to buy insurance and pay taxes thru them.

Budget –

Memberships are only slightly down.

Healthcare looks high – but reflects the initial payment where 2 months were required.

Liability insurance dropped us as of 6/30 citing a “wind clause”. Currently looking for a replacement through our agent.

Garbage – Stephanie told Kevin okay to get it all cleared out.

Jerry Bush made a motion to accept – motion accepted by Josh Hutcheson and seconded by Stephen Johnston and no one opposed.

Gate Report: Not available currently.

Committees:

- a. Wildlife/Turkey - David spoke about feeders, Phillip is scheduling a fence repair date. Hunt winners were pulled. Deere – Heath Phillips Hog – Glenn Swanson Turkey – Troy Tyler
- b. Quail – no present – there has been no communication.
- c. ATV/Green Team – on 6/10/23 the Poker run will start at 10 am – the first 250 participants will get a koozie. There will be 5 stops with giveaways. Participants return at 5 pm – several door prizes will be given and there will be a cooler and jump box given for 1st and last place respectively. Last place is the lowest high card. There is a Green Team event in the works that will be scheduled after the poker run.
- d. Fishpond – Pond is okay but need rain pond is not filling.
- e. Conservation – Phillip Plemmons – Fence repair weekend scheduled for June 3rd Kevin is getting the rebar. They may cook food. Phillip will be using the tractor to take material out.
- f. Activity – nothing noted.
- g. Website – There has been some confusion mistaking us for the resort, someone passed away on the resort side causing some of the confusion.

New Business:

Cliff Goodrich request permission to use tractor purchased by M&J Lands to clean up their properties.

Phillip Plemmons – Long time member Clyde (Roger's brother, Bonnie's uncle, Gator's dad) passed away they are having fundraisers to pay for the funeral. Requested a donation to their Go Fund Me \$ 500 plus the fee – This went to a vote only Josh Hutcheson opposed – motion passed.

The following members requested permission to do work within the ranch land work mulching, fencing and etc.

Moore's mowing and land management

G&B demolition and Land Services

Both of their paperwork (insurance and etc) was given to Stephine Topa. Kevin explained to them both they are not allowed to do any work on RRPOA property as well as showed them Land Glide and the importance of knowing whose land that you are on.

Old Business:

Open Floor Discussion:

Member (Big Mike) expressed concern – are we collecting the dump fee for abandoned trailers at the dump. Per Kevin Leiby the fire victims are not charged – 14 are paid for but have not even been moved over to the dump yet.

Jerry Bush made the motion to adjourn the meeting at 9:45 am seconded by Josh Hutchinson. No one oppose After some commotion –

meeting re-convened for a guest issue:

Member: Aiden Bassett — Issue 11/19/22. Per the guest they stopped and gave the office their wrist band – but paperwork was not completed – the gate did give the guest the \$ 20. Member did not stop to complete paperwork. Member apologized and was given time served.

Meeting again adjourned at 9:50 am - motion given by Jerry Bush and seconded by Josh Hutcheson