

**RED CREEK RANCH**  
ANNUAL PROPERTY OWNERS MEETING

**Meeting Minutes**

August 28, 2010

**I. Call to order**

**Alan Lucas President** called to order the annual meeting of the **RCR- Newton Property Owner's Association** at **10:10am** on August 28, 2010 in **Red Creek Ranch Fire Volunteer Department Building**.

**II. Roll call**

Sign in sheet at entry door. The following persons were present: See scanned list  
Quorum Count for voting. Total members present: 24.

**III. Proxy Presentation – Gibbs**

Total Proxy Votes: Todd Hughes proxies for Ed Barrett (5 lots)  
See scanned proxy list. 5 Proxy votes  
**29** lots present or by proxy.

**IV. Website – Gabe Trapani**

Reviewed updates to the website. Offer to email user ID and password to all property owners to view financial information on website. Future boards will need to fully review all items placed on the website.

**V. Treasurer's Report – Gabe Trapani**

Trapani presented line by line: Cash flow, Balance sheet, Budget vs. Actual, and Bank statement.

Discussed the fact that Petty cash fund is being used by the Board in 2010. Motion and second for Board to continue to use \$50 petty cash fund. Aye's carry vote.

**VI. Road Report – Road committee and Board**

Thanks to Road committee and beautification committee by Board. Thanks to all members for volunteering.

Discussed that road committee members meet once per month. Discussed culvert marking project by RC. Discussed Excel spreadsheet that RC/Jerry Malone created that marks all culvert by mile marker.

Discussed recent problems Board has had with grading. Discussed RC's use of Purchase orders for grading. Discussed Board frustrations with our effort to clearly delineate

exactly what is to be graded and how it is to be graded, and that we have ended up with a different result than we have asked for.

Homeowner (Onica Gilmore) raised concern that there is not an “overall plan” for the roads and that better efforts need to be made for a maintenance plan for the roads. Homeowner thinks using water trucks may facilitate more regular road grading.

**Watson Letter Matter – Board**

Discussed letter to Board concerning draining of water from road and culvert into Watson property. Watsons believe it is HOA’s responsibility to fix drainage problems that result in them having a pond on their property. State wants them to remove the pond. Watsons have threatened legal action against Board and HOA.

**VII. 2011 Budget presentation – Alan Lucas, President**

Proposed 2011 budget (see scanned doc) were presented in detail to POA.

Homeowner raised concern over spending money on front entrance and not on road maintenance. Board’s response is to thoughtfully repair/replace front entrance that is in disrepair rather than face emergent repair due to rotting wood.

**VIII. 2011 Budget Approval Process - Board**

Motion and second to approve budget as presented.

**IX. Grazing Lease – Board and Grazing lease committee**

Board thanks grazing committee for efforts over last year to secure grazing lease with Todd Hughes and Dwight Proctor.

\$3600 (50% of anticipated) grazing income has been received.

Board proposes we upon expiration of existing lease we immediately sign an extension of lease to ensure we continue to have lease.

Discussed adding “fly control” addendum to grazing lease upon renewal.

**X. Open Discussion**

**XI. Election of Two (2) New Board members for 2011 and 2012.**

Duties of new Board member explained.

Outgoing members: Gordon Gibbs, Barb Riley. Jerry Malone may end his term at the end of 2010.

Nominations

- Ingrid Mass-- Nominated and seconded. Agrees.
- Sue Potter (DeMarrais) – Nominated and seconded. Agrees.
- No other nominations

New board members voted in.

**XII. Adjourn Annual Meeting**

**Alan Lucas** adjourned the meeting at **12:12pm**.

Minutes submitted by: Gordon Gibbs

Minutes approved by: [**Name**]