

## 2/11/2023 Red Creek Ranch-Newton Board Meeting

Location: Double Happiness Ranch

Call to Order: 10:05 AM

Attendees: President Ricardo Esparza, Vice President Francis Knutson, Treasurer Misty Kunshier, Secretary Donna Nelson, and Members at Large John Condon, Steve Kunshier, and Martin Mc Grath.

November 12, 2022 Minutes reviewed and approved.

### Old Business:

1. Complaint of Covenant 2.5 violation at 7571 Vanessa Drive reviewed. It appears that a violation does exist. Motion made and approved that letter will be drafted, reviewed, and sent by the Board to the Owner via certified mail. A letter will also be sent to the reporting party. Additionally, hazardous material (nonsecure metal roofing/siding) was observed on Vanessa Drive. The Board will further explore.

2. Friedman property lot subdivision question appears to be resolved indicating that the lot can be divided. Motion made and approved for a letter to be drafted and sent to Owner.

3. Scanning of RCR-N to be arranged at a cost of +/- \$3500 with data to be stored in the Cloud was discussed. Motion made to arrange for the scanning that approved by all.

Treasurer report presented prior to discussing 2023 Budget. Motion made to approve Treasurer report and budget approved unanimously.

### New Business:

1. Accounts payable for road equipment repair/maintenance: For documentation purposes, and for convenience in arranging for and paying for needed grader maintenance (ie grader cutting edges, hydraulic hoses, and welding supplies) accounts will be opened at Precision Hydraulics and Four Rivers. Motion to do so made and approved by all.

2. 2023 Budget: the Board will explore investing in additional road maintenance equipment. Motion to do so made and approved.

3. POA lawyer consultation and retainer: Board will explore legal consultation to assist with clarifying Covenants and Bylaws, and following through with Board responsibilities. Motion made and approved.

4. Minutes indicating current Board members will be taken to the bank so that current RCR-N Board members can sign checks. Motion made and approved.

5. Past meeting Minutes and Treasurer reports to be made current on the POA website. A motion made and approved doe the same.

6. Motion made and approved for RCR-N records to reflect that Martin McGrath is a Member at Large. His name inadvertently was not listed in previous Minutes.

7. Water truck: motion made and approved to continue looking for one to facilitate road work.

8. A water source: Motion made and approved to continue to explore so that water can be obtained and provided for road work.

Addendum: No response received in response to letter sent to owner and renter (Kennedy) about a pattern of violation of Covenant 3.5 re fencing animals. A letter will be drafted, reviewed, and sent by the Board. Motion to do so made and approved.

Motion to adjourn made and approved.  
Meeting adjourned at 11:14 AM (DN)