

# Red Creek Ranch Board of Directors Meeting February 2024

2/10/24 - 10:00am

Location: Cassidy Romano-Vogt's Home

Call to Order: 10:10am

Roll Call

President: Francis Knutson

Vice President: Steve Kunshier

Secretary: Amanda Perez

Treasurer: Cassidy Romano-Vogt

Members at Large: Miguel Perez, John Condon, Martin McGrath

## **Old Business:**

1. New Members:
  - Voted in on January meeting
  - Complete
2. Move POA account to ENT Bank:
  - Staying with Frontier
  - Complete
3. Signatures of new members needed at Frontier Bank:
  - Complete
4. Pending proposal to raise POA dues from \$150 to \$350, plus the \$150 special assessment = \$500 total due starting in 2025:
  - Feedback on the proposed increase from residents: Not in favor of the increase.
    - Note: This proposed increase is purely for feedback and discussion around the proposal brought forth during the 2023 annual meeting only. The increase would need to be approved and voted in by residents and board members at the 2024 annual meeting. No increase will take effect unless approved and voted upon by residents and board members, as outlined in our binding by-laws.
  - Consulting a lawyer on legalities to ensure POA is following proper procedures.
    - Researching POA lawyer on legal process if needed in the future.
5. Road Condition:
  - Load of new material ordered and delivered to cover rocky section of Newton between entrance and the mailboxes.
  - Test material holding up well so far and has covered the area of concern effectively.

6. Purchase of 60" culvert for Newton Rd dip by Ike and Mary's:
  - not enough room to add culvert. Driveway access to neighboring property to the North would be compromised.
  - Alternative solution is to bring in several loads of fill and rock to re-establish the road to a safe condition, also includes bringing in new road base on the hill to bury the exposed rock.
7. Concern about lack of grading on Vanessa Dr:
  - Grading to be done.
  - Will need to dig trenches for washout and place boulders to keep water in the channels to prevent washout at concrete culvert.
  - Quotes to be gathered for boulders.

## **New Business**

1. Address emails from current Residents:
  - Concerns about road conditions
  - Questions around pending fee increase
  - Potential cattle lease with Busch Ranch for the use of cattle grazing on RCR. Looking into existing cattle lease and renewal status.
2. Cattle Guard Box repair:
  - Material needed for repair has been delivered
  - Welding to be done to complete the repair
3. Road Conditions - Heavy gravel purchase needed for roads:
  - New 1.5-3/4 gravel material delivered to test over rocky area between 96 entrance and mailboxes
  - New material is holding up well
  - Pricing on this new material is more affordable than previous road base
  - Additional loads of the 1.5-3/4 material to be ordered for continued road repairs
4. Frontier Bank:
  - Staying with current bank. No additional benefit in switching.
  - Done
5. Pending proposal to raise POA dues from \$150 to \$350, plus the \$150 special assessment = \$500 total due starting in 2025:
  - Feedback on the proposed increase from residents: Not in favor of the increase.
    - Note: This proposed increase is purely for feedback and discussion around the proposal brought forth during the 2023 annual meeting only. The increase would need to be approved and voted in by residents and board members at the 2024 annual meeting. No increase will take effect unless approved and voted upon by residents and board members, as outlined in our binding by-laws.
  - Consulting a lawyer on legalities to ensure POA is following proper procedures.
    - Researching POA lawyer on legal process if needed in the future.

6. POA insurance:

- New policy needed. Looking into policy changes with Farm Bureau Insurance.

7. Reimbursement to Steve for load of gravel that was delivered and belts for grader:

- Receipts provided. See details in Treasurer's report.

### **Treasurer Report**

- Beginning January 2023 Balance = \$33,926.22
- January 2023 Money In = \$0
- January 2023 Interest Earned = \$0
- January Cleared Checks =
  - \$60.21 to Steve Kunshier
  - \$39.60 to Steve Kunshier
  - \$502.00 to Auto Owners Insurance for POA Liability insurance coverage
  - Total = \$601.81
- January Outstanding Checks =
  - None
  - Totaling = \$0
- Ending January 2023 Balance = \$33,324.41
- February 2024 Bills to be paid:
  - \$465.75 for load of road base delivered (receipt provided)
  - \$15.26 for replacement belts for the grader (receipt provided)
    - \$481.01 to Steve Kunshier by check
- Motion approved and seconded

Call to Adjourn: 10:52am - February 10th, 2024

**Next Meeting: March 23rd, 2024 - 10:00am @ Francis Knutson Residence**