

Red Creek Ranch Board of Directors Meeting

January Monthly Meeting

1/27/24 - 10:00am

Location: Steve Kunshier's Home

Call to Order: 10:04am

Roll Call

President: Francis Knutson

Vice President: Steve Kunshier

Secretary: Amanda Perez (Incoming)

Treasurer: Cassidy Romano-Vogt (Incoming)

Members at Large: None present

Old Business:

1. Membership vote to raise POA dues from \$150 to \$350, plus the \$150 special assessment. \$500 total starting 2025
 - Increase in question from residents:
 - Discussion around raising HOA dues \$50.00 or \$75.00 beginning in 2025.
 - Consulting a lawyer on legalities to ensure HOA is following proper procedures.
2. Move POA account to ENT Bank
 - Information received from ENT, staying with Frontier Bank due to a better interest rate being offered. Need to get all new members on signature card/account.
 - Discussion around looking into CD's or Investment Accounts to help support growing expenses for Red Creek Ranch maintenance
 - Research and information phase only to see what is allowable in the bylaws and what potential investments or CD's are available
 - Motion passed and seconded
3. Cattle Guard Box repair
 - Welder came out and fixed the broken metal
 - Waiting for concrete to finish repairs - Motion for contacting leaser to finish repairs or we will repair and send him a bill for time/labor/materials. (Unanimously passed)
 - Metal purchased, at Steve's house.
 - Steve and Francis to repair
4. Treasurer Position
 - Cassidy Filled
 - President, Francis Knutson, and Vice President, Steve Kunshier, voted in during annual meeting.
 - Board appointed Cassidy Romano-Vogt as Treasurer
 - Board appointed Amanda Perez as Secretary
 - Vote was unanimous
5. Check signature authorization
 - Will be adjusted with new officers.
6. Heavy Gravel purchase for roads

- Quote requested on 5 loads. Waiting on bid.
- 8-10 loads needed this year.
- Looking into possibly getting a different material with a clay base for a better cost. Waiting on bid.
- Potential removal of large rock on Newton between the entrance and the mailboxes.

New Business

1. Vote in new people to positions (Treasurer and Secretary)
 - Vote was unanimous
2. Pending membership approval, compensation for repairs and road maintenance as put forth by membership during annual meeting
 - \$20 an hour for work done. Motion presented and passed unanimously.
3. Purchase of 60" culvert for Newton Rd dip by Ike and Mary's. Bring in several loads of fill and rock to re-establish road width to safe condition.
4. Concern of proposed HOA dues increase:
 - Email 1: agrees to \$100 increase but not \$200
 - Email 2: concern with bylaw allotment and legal concerns
 - Discussion around consulting an attorney regarding legalities around HOA increases.
 - Increase would need to be voted in at 2024 Annual Meeting. Proposed increase is only in discussion for now and hasn't been decided on yet. Research is still being done.
 - Email 3: 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.

Treasurer Report

- Beginning December 2023 Balance = \$34,188.49
- December 2023 Money In = \$0
- December 2023 Interest Earned = \$0
- December Cleared Checks =
 - \$168.49 to Steve Kunshier
 - \$93.78 to John Condon
 - Total = \$262.27
- December Outstanding Checks =
 - \$502.00 for Insurance
- Ending December 2023 Balance = \$33,926.22
- January 2024 Bills to be paid:
 - \$39.60 for mailing annual dues letters (receipt provided)
 - \$39.60 to Steve Kunshier by check
 - \$60.21 for O-Rings for the grader tires (receipt provided)
 - \$60.21 to Steve Kunshier by check
- Motion approved and seconded

Call to Adjourn: 10:55am - January 27th, 2024

Next Meeting: February 10th, 2024 - 10:00am @ Cassidy Romano-Vogt's House