

Lutheran Valley Ranch, Inc.  
Board Meeting Minutes  
Meeting Date 9/19/2024

Meeting Called to Order @ 6:10pm by Erik Skov

Board members present: Erik Skov - President, Shad Jeseritz – Vice-President, Jim Simpson - Secretary, Ken Waterhouse - Treasurer, Kerry Schauland, Ted Gates, Shirley Bauer, Jordan Hengst and Rod Young  
Devotions presented by Jim Simpson

- Shad Jeseritz volunteered for the November meeting devotion.

Thankfulness Discussion

Secretary Report – Jim Simpson

- Motion to Approve 8/3/2024 Board Meeting Minutes by Jim Simpson. Second by Shirley Bauer. Motion passed by an affirmative vote of the Board. Jim Simpson to provide Ken Waterhouse with signed Minutes to facilitate financial account authorizations.
- Motion to Approve 8/3/2024 Annual Meeting Board Minutes by Jim Simpson. Second by Shirley Bauer. Motion passed by an affirmative vote of the Board (2025 Annual Meeting approval is also required).

Treasurer Report – Ken Waterhouse

- Motion to Approve August 2024 Treasurers Report by Ken Waterhouse. Second by Jim Simpson. Motion passed by an affirmative vote of the Board.

Membership Report -- Shirley Bauer

- Motion to approve membership transfer of Shirley Bauer, Sandy Deye, Paula Snowden and JD Snowden from Lot 43 to Lot 35 with Shirley Bauer becoming a co-primary member (along with Chuck Bauer) on Lot 35 by Jim Simpson. Second by Ken Waterhouse. Motion passed by an affirmative vote of the Board. (Lot 43 is now vacant)
- Motion to add Paul Deye as a secondary members on lot 35. Second by Jordan Hengst. Motion passed by an affirmative vote of the Board.
- Motion to approve primary membership transfer of Mark and Raquel Moreno from Lot 58 to Lot 42 by Shirley Bauer. Second by Jim Simpson. Motion passed by an affirmative vote of the Board. (Lot 58 is now vacant)
- Motion to approve Jessica Spehar to become the primary member on Lot 58 by Shirley Bauer. Second by Jim Simpson. Motion passed by an affirmative vote of the Board.
- Motion to approve Greg Zillinger, Sara Zillinger and Joshua Zillinger as secondary members on Lot 44 by Shirley Bauer (the primary member is Carol Senechal). Second by Ken Waterhouse. Motion passed by an affirmative vote of the Board.
- Motion to approve Andrew Smith, Abigail Lamb and Tyler Lamb as secondary members on Lot 70 by Shirley Bauer (Susan Lamb is the primary member). Second by Ted Gates. Motion passed by an affirmative vote of the Board pending membership polling approval due to their ELCA church affiliation.
- Motion to approve the membership resignation of associate members Josh and Robin Fields on Lot 83 by Shirley Bauer. Second by Jim Simpson. Motion passed by an affirmative vote of the Board.
- Motion to approve the membership resignation of associate members Dale and Lisa Szuumigala on Lot 51 by Shirley Bauer. Second by Jim Simpson. Motion passed by an affirmative vote of the Board.
- Shirley Bauer has mailed out re-certification forms to the membership.
- 1 lot available with 10 on the waiting list

#### Buttons & Signs Report – Shirley Bauer

- Shirley Bauer will have signs made for Stoeppelwerth, Smith and Spehar..

#### Columbarium Report – Shirley Bauer

- Nothing to report at this time

#### Lakes Trees Wildlife Report – Jordan Hengst

- Still awaiting contractor scheduling of repairs to Bear Lake's water supply which was previously approved by the Board. Several marked trees which are too close to the Ranch House will be removed. The tree limbs overgrowing the front gate will be trimmed back.

#### Roads – Rod Young

- Overall, the roads are in good shape going into the Fall/Winter. Thanks go to Dennis Carpenter for filling in a sink hole next to the culvert at Ellison Road and Deer Trail. No need for any road grading before the Spring. Rod plans to use the tractor blade to repair some problem spots as time permits.

#### Equipment Report -- Ted Gates

- The Equipment is in good shape. Ted has picked up two new blades for the road grader and is planning to install them. The Board previously agreed to continue to maintain the road grader for as long as it is feasible and to not seek a replacement road grader before it should become necessary.

#### Lots/Safety Report – Shad Jeseritz

- Nothing to report at this time.

#### Ranch House Report – Kerry Schauland

- The Ranch House is in good shape at this time. The telephone land-line has not worked during the past four months and despite many requests to Century Link, it has not been repaired. The Board decided to discontinue the land-line service permanently and explore back-up emergency phone service with Starlink in the event of a power outage.
- Motion for Shad to discontinue Century Link Ranch House phone service and to replace same with Uma and Shad authorized to expend up to \$500 in transition costs by Ken Waterhouse. Second by Jordan Hengst. Motion passed by an affirmative vote of the Board.
- Shad will take the lead and investigate battery power back-up options for Starlink/Uma service.

#### Ramblings & Website Report – Erik Skov

- November Ramblings Articles are due to Erik by October 21<sup>st</sup>.
- Shad will explore switching weather station to a Florissant forecast address as more accurate.

#### Retreat – No presentation

#### Old Business

- Bear Lake – a suggestion to cancel the Bear Lake project to save money was discussed.
- Insurance - Ken Waterhouse presented a breakdown of the new LV Ranch Insurance coverages. We now have three separate policies instead of one. The Board expressed its appreciation to Ken for his efforts at obtaining insurance coverage.

#### New Business

- Ranch House and Side-Gate Codes – The Board decided to continue using the same Ranch House door code and side-gate code for the upcoming year instead of changing to a new code in 2025.
- Primary Membership Annual Dues – Extensively discussed alternate annual dues assessment approaches as suggested during the Annual Meeting. The Board unanimously decided to maintain a single monetary dues assessment for each membership Lot. The Board will revisit the Associate Membership fee assessment at a future meeting.

Motion to Adjourn by Ken Waterhouse. Second by Ted Gates. The motion passed by an affirmative vote of the Board.

Meeting Closed with the Lord's Prayer

Meeting Adjourned at 9:19 pm - Next meeting scheduled on 11/21/24 @ 6pm