

Lutheran Valley Ranch, Inc.
Board Meeting Minutes
Meeting Date 11/20/2025

Meeting Called to Order @ 6:11 pm by Erik Skov

Board members present: Erik Skov - President, Shad Jeseritz – Vice-President, Jim Simpson - Secretary, Ken Waterhouse - Treasurer, Shirley Bauer, Rod Young, Ted Gates, Jordan Hengst and Scotty Cummins. No Board Members absent.

Devotions presented by Jordan Hengst. Ted Gates volunteered for the January meeting devotion.

Thankfulness Discussion

Secretary Report – Jim Simpson

- Motion to Approve 9/18/2025 Board Meeting Minutes by Jim Simpson. Second by Shirley Bauer. Motion passed by an affirmative vote of the Board.

Treasurer Report – Ken Waterhouse

- Motion to Approve Treasurers Reports for September 2025 and October 2025 by Ken Waterhouse. Second by Ted Gates. Motion passed by an affirmative vote of the Board.

Membership Report -- Shirley Bauer

- Motion by Shirley Bauer to approve a one-year Lutheran church affiliation waiver for Luann Roberts on Lot 101 for the 2025 to 2026 Fiscal Year. Luann Roberts attends St. Francis of Assisi Catholic Church in Castle Rock. Second by Jim Simpson. Motion passed by an affirmative vote of the Board.
- Motion by Shirley Bauer to approve a one-year Lutheran church affiliation waiver for Ken Glaser on Lot 39 for the 2025 to 2026 Fiscal Year. Ken Glaser is a member of Immanuel Lutheran Church in Colorado Springs but is also the organist at First Presbyterian Church in Pueblo. Second by Jim Simpson. Motion passed by an affirmative vote of the Board.
- Motion to accept the membership resignation by Chris Neuhart as an Associate Member on Lot 83 by Shirley Bauer. Second by Jim Simpson. Motion passed by an affirmative vote of the Board.
- Motion to accept the membership resignation by Dan and Lisa Uhlig as Associate Members on Lot 41 by Shirley Bauer. Second by Scotty Cummins. Motion passed by an affirmative vote of the Board.
- Motion to approve the lot transfer of Thomas and Kathy Rupprecht (Primary Members) and Tom and Aimee Rupprecht (Secondary Members) moving from Lot 19 to Lot 120 by Shirley Bauer. Second by Jim Simpson. Motion passed by an affirmative vote of the Board.
- Information. Membership poling (of Non-LCMS Lutheran Applicants) approved John Foster and Sandra Fink to become Secondary Members on their son Matthew Foster's Lot 116.
- Information. Membership poling (of Non-LCMS Lutheran Applicants) approved David Robb to become a Primary Member (along with his spouse Primary Member Sara Bjornego) on Lot 84.
- Information. There are six on the membership waiting list and three lots are now available.

Buttons & Signs Report – Shirley Bauer

- Lot name signs were made for Sandoval, Riley and Weldon and installed by Ken Waterhouse.

Columbarium Report – Shirley Bauer

- Nothing new to report.

Lakes Trees Wildlife Report – Jordan Hengst

- No recent bear activity reported.
- Jordan Hengst is exploring Bear Lake options (weeds and water retention) with two separate companies specializing in lakes/ponds. Will keep the Ranch Board updated, as appropriate.

Roads – Rod Young

- Overall, the roads are in pretty good shape with much on-going thanks given to the road grading efforts of LV Ranch member Dennis Carpenter.
- Scotty Cummins volunteered to do some road grading on Summit Road, using his own equipment, when the weather becomes more favorable.

Equipment Report -- Ted Gates

- The John Deere road grader has been partially repaired and returned from Four Rivers. The necessary parts to repair the front wheel drive have been discontinued and are no longer available. A front tire on the road grader had been punctured and is now professionally repaired.
- Discussion about the possible need for a replacement road grader. Ted Gates agreed to make some preliminary exploration of availability and costs.
- The John Deere tractor has a hydraulic leak. Ted Gates will assess this problem when the weather permits (a good Spring project).

Lots/Safety Report – Shad Jeseritz

- Nothing new to report – No new lot improvement applications received.

Ranch House Report – Scotty Cummins

- The Ranch House septic tank and the RV dump station have been pumped out.
- All of the lights are now working in the Ranch House. The Lot 30 Primary Membership has donated the needed new replacement LED florescent light bulbs.
- The Ranch House's fire extinguishers and the smoke detector are in good shape.
- Have checked into the AED unit. The anticipated cost for a new battery is \$236. The anticipated cost for a new AED unit is between \$1,400 and \$2,500.
- Have checked the Ranch House's first aid kit and plan to restock certain items.

Ramblings & Website Report – Erik Skov

- Past Minutes have been sent to Windie for Inclusion on the website.
- The November Ramblings has been sent out.
- No website changes have occurred or are needed.

LV Retreat – No presentation

Old Business

- Shad Jeseritz reported that the Teller County permitting process for LV Ranch appears to be working smoothly again.
- Shirley Bauer reported that annual Camping authorization letters will be mailed out in December along with a new Ranch House door and side gate entry code.
- Board discussion concerning the Fire Department's elimination of the previous Fire Department identification number assigned to each lot, and that it is now using street addresses. Jim Simpson moved to eliminate and remove all of the existing fire identification numbers on each lot. Second by Shirley Bauer. The motion passed by an affirmative vote of the Ranch Board. The Ranch Board will explore posting street address signs on each lot going forward and at some point in the future. The actual street addresses for many lots have not been permanently assigned by Teller County.

New Business

- Discussion about an Annual Dues collection problem. Motion by Shad Jeseritz that a Ranch Board letter be sent to the Primary Members of Lot 8, if their Annual Dues have not been received by December 1, 2025, stating that they have 30 days to submit their Annual Dues. Further stating that if their Annual Dues payment are not received by January 15, 2026, their Lot 8 membership will face termination at the January 15, 2026 Board Meeting. Second by Ken Waterhouse. The motion passed by an affirmative vote of the Ranch Board. Ken Waterhouse agreed to prepare and send out that Ranch Board letter, if the Annual Dues payment is not received.

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

Meeting Closed with the Lord's Prayer

Meeting Adjourned at 7:59 pm - Next board meeting scheduled for 1/15/26 @ 6pm

Respectfully submitted by Jim Simpson – LV Ranch Board Secretary