

Lutheran Valley Ranch, Inc.
Board Meeting Minutes
Meeting Date 9/18/2025

Meeting Called to Order @ 6:12 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. LV Ranch Members Dennis Carpenter and Mark Walter joined us at the Board Meeting.

Devotions presented by Erik Skov. Jordan Hengst volunteered for the November meeting devotion.

Thankfulness Discussion

Secretary Report – Jim Simpson

- Motion to Approve 6/26/2025 Board Meeting Minutes by Jim Simpson. Second by Shirley Bauer. Motion passed by an affirmative vote of the Board.
- Motion to Approve 8/2/2025 Board Meeting Minutes by Jim Simpson. Second by Ken Waterhouse. Motion passed by an affirmative vote of the Board.
- Motion to Preliminarily Approve 8/2/2025 Annual Meeting Minutes by Jim Simpson. Second by Scotty Cummins. Motion passed by an affirmative vote of the Board. Final approval required by the Membership at the 2026 Annual Meeting.

Treasurer Report – Ken Waterhouse

- Ken Waterhouse reports that the insurance expense for Fiscal year 2024-2025 came in only a few hundred dollars over the previous year which amounted to a \$19,000.00 budgeted savings. Overall, the Ranch came in approximately \$31,000.00 under Budget for Fiscal year 2024-2025. Accordingly, the Ranch added approximately \$43,100.00 to its capital reserve fund.
- Ken Waterhouse further reported that the Ranch received member donations of \$500.00 for fish, \$250.00 for roads and \$200 for fuel.
- Motion to Approve Treasurers Reports for June 2025, July 2025, and August 2025 by Ken Waterhouse. Second by Jim Simpson. Motion passed by an affirmative vote of the Board.
- Motion to Approve Profit and Loss Budget vs. Actual Expenses (September 2024 through August 2025) by Ken Waterhouse. Second by Jim Simpson. Motion passed by an affirmative vote of the Board.

Membership Report -- Shirley Bauer

- Motion to approve membership resignation by Luis and Michelle Nunez on Lot 120 by Shirley Bauer. Second by Jim Simpson. Motion passed by an affirmative vote of the Board. (Lot 120 is now vacant and includes a 10'x10' shed which the Nunez's wish to donate to the lot's subsequent primary membership)
- Motion to approve Larry Cummins becoming a Secondary Member on Lot 30 (father of Primary Member Scotty Cummins) by Shirley Bauer. Second by Ken Waterhouse. Motion passed by an affirmative vote of the Board.
- Motion to add David Robb as a Primary Member (along with his spouse Sarah Bjernebo) on Lot 84 by Shirley Bauer. Second by Jim Simpson. Motion passed by an affirmative vote of the Board. (David Robb is an ECLA Lutheran and he must pass general membership polling before his membership will become final).
- Motion to add Sara Howell as a Primary Member (along with her spouse Kim Howell) on Lot 122 by Shirley Bauer. Second by Jim Simpson. Motion passed by an affirmative vote of the Board.
- Motion to approve John Foster and Sandra Fink to become Secondary Members on Lot 116 (Parents of Primary Member Matthew Foster) by Shirley Bauer. Second by Scotty Cummins. Motion

passed by an affirmative vote of the Board. (They are WELS Lutherans and must pass general membership polling before their Secondary memberships will become final).

- Motion to approve Layla Cordova to become a Secondary Member on Lot 72 (Niece of Primary Members Jim and Peggy Baikie) by Shirley Bauer. Second by Jordan Hengst. Motion passed by an affirmative vote of the Board.
- Motion to approve Matthew and Elisabeth Riley to become the Primary Members on Lot 41 by Shirley Bauer. Second by Scotty Cummins. Motion passed by an affirmative vote of the Board.
- Motion to approve Gordon and Ramona Weldon to become the Primary Members on Lot 42 by Shirley Bauer. Second by Ken Waterhouse. Motion passed by an affirmative vote of the Board.
- Motion by Jim Simpson for a one-year Lutheran church affiliation waiver for Dan and Debra Reed on Lot 8 with the understanding that such waiver is for the 2024 to 2025 Fiscal Year. Second by Ted Gates. The Board discussed Dan Reed's expressed intent to pursue a transfer of their lot to his daughter who is a regular member of the Family of Christ Church. Motion passed by an affirmative vote of the Board.
- There are nine on the membership waiting list and four lots are now available.

Buttons & Signs Report – Shirley Bauer

- Lot name signs for Stoepelwert, Smith, Sperar and Oehler have been made, and Scotty Cummins has put those up on the various lots. New lot name signs will be made for Sandoval, Riley and Weldon.

Columbarium Report – Shirley Bauer

- A Columbaria niche door for Schinnerer has been engraved and installed.

Lakes Trees Wildlife Report – Jordan Hengst

- We have been working with CORE and our membership on CORE's request to reassign or remove idle (unused) electrical transformers upon LV Ranch.
- LV Ranch Member Dave Romberg sent an email to the Board suggesting that we create a fund for installing a new liner to Bear Lake using private membership contributions. This seems to be a premature (although good) thought at this time since the problem is still being examined.
- Seeking a quote from Colorado Lakes and Ponds aimed at eliminating Bear Lake's weed problem and also addressing Bear Lake's water retention problem.
- No bear sightings have occurred within the last couple of weeks. He has reported the past encounters to Colorado Division of Wildlife, and he will continue to do so going forward, as needed.

Roads – Rod Young

- Overall, the roads are in pretty good shape with much thanks given to the road grading efforts of LV Ranch member Dennis Carpenter.
- Dennis Carpenter reported that he graded our side roads, and then a torrential rainfall occurred causing additional roadway damage which he planned to remedy before the end of the season.

Equipment Report -- Ted Gates

- The John Deere road grader has a leaking hydraulic cylinder, and he has scheduled the repair with Four Rivers. Discussion about whether to include additional maintenance service, like an oil change, and all believed that doing so was a good approach.
- A front tire on the road grader had been punctured and successfully repaired with a plug.
- Discussion about the need for a volunteer to periodically grease the road grader.
- The John Deere tractor remains in good shape.

Lots/Safety Report – Shad Jeseritz

- Motion by Shad Jeseritz to approve Scotty and Linda Cummins (Lot 30) improvement site plan. Second by Ken Waterhouse. Motion passed by an affirmative vote of the Board.

Ranch House Report – Scotty Cummins

- Plans to have the Ranch House septic tank and RV dump station tanks pumped soon.

- Plans to check into recertifications for both the AED unit and the oxygen tank in the Ranch House.
- Plans to check the Ranch House first aid kit and make sure that it is in good shape.
- Plans to check the Ranch House smoke detector batteries, and asked if we had replacement florescent light bulbs. Ken Waterhouse agreed to check on replacement florescent light bulbs.

Ramblings & Website Report – Erik Skov

- Articles for the November Ramblings are due to Erik Skov by October 24th.
- No website changes have occurred or are needed.

LV Retreat – No presentation

Old Business

- CORE issue previously discussed by Jordan Hengst in his report.
- Bear Lake issues previously discussed by Jordan Hengst in his report.
- Complaint received about a group of non-members assembled near the Ranch House and Side Gate. Likely a ministry sponsored by LV Retreat. Shad Jeseritz will investigate the matter further.

New Business

- Erik Skov led a detailed Board discussion about the question raised by the Collins family (Lot 14) at the Annual Meeting about whether to approve (as new members) the former Lutheran children of the Primary Member when they are no longer members of a Lutheran Church. Issues discussed included: the intent of the By-Laws on this subject; whether the LV Ranch Board has the discretion to make an exception; whether a By-Laws change is necessary in order to accommodate such a request; and, whether the LV Ranch Board was willing to support such a By-Laws change.
- The LV Ranch Board concluded: that the By-Laws intended that only individuals with an active Lutheran Church membership were qualified to become a new member; that the LV Ranch Board did not have discretion to make a By-Laws exception; and, that there was an insufficient number of LV Ranch Board members with a desire to pursue a By-Laws change to accept a non-Lutheran as a new LV Ranch member.
- Motion by Erik Skov to approve Jimmy Collins and Dale Collins to become Secondary members on Lot 14 (mother Billie Collins Primary Member). The motion did not receive a required Second. The motion failed to pass.

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

Meeting Closed with the Lord's Prayer

Meeting Adjourned at 8:12 pm - Next meeting scheduled for 11/20/25 @ 6pm