

Lutheran Valley Ranch Board of Directors
January 21, 2021 Minutes

Call to order 6:16pm via Zoom application

Attendance:

Board Members: John Harris, Shirley Bauer, Ted Gates, Patricia Silva, Jim Simpson, Rod Young, Erik Skov, Kerry Schauland, Shad Jeseritz

Absent: none

Lutheran Valley Retreat Representative: none

Guests: none

Devotion: Erik Skov

(3/18/21 devotion Jim Simpson)

Secretary's Report: Patricia Silva

MOTION # 1 by Patricia seconded by Shirley

Approval of November 19,2020 Minutes. APPROVED

Treasurers Report: Shirley Bauer

MOTION #2 by Shirley seconded by Jim

Approval of Treasurers Reconciliation Report for November, December reconciliation.
APPROVED

Committee Reports:

Membership and Transfer List: Shirley Bauer

One lot is available with 1 name on the waiting list. Will sent letter with available lot information. Mailed letter to Adam McHenry and Daniel Baker of termination of memberships as of November 19,2020 board meeting. Mailed new member packets to Scott Rogers and Matthew Foster. Currently 4 memberships have not paid annual dues: lots 18,68, 71, 111. Invoices requesting payment to be sent by January 18 or a late fee of \$45. would be assessed. Still need 4 recertification forms from lots # 28, 33,68,70 from last year. Still need 9 self-certification letters from this year (2020). Taxes are completed and mailed. Membership list will be mailed soon.

MOTION #3 by Shirley seconded by Jim

Approval for a waiver of membership requirement to Ken Glaeser Lot #39. He is organist at First Presbyterian Church in Pueblo attending there every Sunday. He is still a member at First Lutheran in Colorado Springs. APPROVED

MOTION #4 by Shirley seconded by Jim

Approval for waiver of membership requirement to Steve and Cris Bonser lot #54. They are attending Woodman Valley Chapel. They still attend Family of Christ occasionally.
APPROVED

MOTION # 5 by Shirley seconded by Jim

Approval for Scott Rogers to become primary member on lot #81. He attends Hope Lutheran Church (LCMS) in Aurora, Colorado. APPROVED

MOTION # 6 by Shirley seconded by Jim

Approval of resignation of Dan, Lisa, Hugo Uhlig from lot # 116. APPROVED

MOTION # 7 by Shirley seconded by Jim

Approval for Matt Foster to move from lot #56 to lot #116. APPROVED

MOTION # 8 by Jim seconded by Patricia

Approval for Dan and Lisa Uhlig to become Associate Members on lot #41. They are members of Our Father Lutheran Church in Centennial (LCMS) APPROVED

Button/Signs/Vehicle Identification: Shirley Bauer

Need to order Walter, Yotter, Rogers, and Foster lot name signs.

Lakes/Trees/Wildlife: Erik Skov

No water in Bear Lake. Coyote tracks seen around the lake. Black Lab observed without owner. Discussion of fish orders, cutting of dead trees and clean up.

Roads: Rod Young

Roads are starting to show wear. When grounds are not frozen Rod will run the drag over them. Larry still needs to be contacted for spring help.

Equipment: Ted Gates

John Deer Tractors still needs to be looked over. Grater still in good shape.

Member Lot Improvements/Safety/ Handling of Member Violations: Shad Jeseritz

MOTION # 8 by Shad seconded by Shirley

Approval for lot #11 to add a carport. APPROVED

Ranch House: Kerry Schauland

Outside compressor unit for ice machine are not working apparently due to dripping water off gutters freezing. Two parts required to fix compressor estimated at \$1000. Discussion: gutters need to be fixed before compressor so as to eliminate repeated occurrence. Kerry will move forward in creating a cover for the compressor before fixing the compressor and then proceed with the compressor fixes. Exhaust fans are currently venting into the attic and are not compliant to building codes. Kerry will move forward to getting ventilation corrected to code. Dump station sensory battery needs to be replaced. Jim will look into the issue. Next date for dump station pump out will be set at the March meeting.

Ramblings/Web Site /Email Addresses: John Harris

Thank you to everyone who sent information for the newsletter.

Columbarium: Shirley Bauer
Still waiting on delivery information.

Lutheran Valley Retreat Guest sharing: none

OLD BUSINESS:

New Worship Area: No updates. A new volunteer is needs to come forward and lead the project.
2021 Camping Letters: Letters mailed. Starlink Service: No changes

NEW BUSINESS:

All LVR Board members should be aware of the by laws and help support and enforce them.
Periodical Legal Title Review: County is aware of improvements. Many improvements were executed very similar to a deed of ownership instead of the improvements only. The state of Colorado has a 17 year adverse possession of the title of a property. In order to assure the ownership of a lot is not inadvertently transferred, Jim will explore and report at the next board meeting.

Motion to Adjourn by John seconded by Shirley

Closed with Lord's Prayer 7:45pm

NEXT MEETING: 6:30pm March 18, 2021