

Lutheran Valley Ranch
Board of Directors Meeting
Meeting Date 6/12/2021

Rod, Jim, Shad, Shirley, Kerry, John, Erik, Patricia (via Zoom)

Guest: Ken Waterhouse, Lot 7

Meeting started @10:10am at the Ranch House

Kerry led devotion -- Exodus 3:7,9

Sept Devotion -- John

Thankful round robin discussion

Secretary Report: Patricia

MOTION - Approve May Minutes by Patricia, 2nd by Erik -- approved

Treasure Report: Shirley

reconciliation not completed, will review at Sept. meeting

Bonus for cleaning the Ranch House was sent

received notification from Gerry Weiss (lot 33), will be late to pay May installment of dues (\$75), Shirley responded via mail with outstanding balance

Membership: Shirley

No lots available, 3 on wait list

Discussion on Lot 30 (Wahl), and how improvements/transfers are handled

4 outstanding recertification letters sent via certified mail (Marmel, Weiss, Zigel, Lapple) 28, 33, 68, 70

-- recertification due by Jan 1 otherwise begin termination procedures

3 self certification still needed for this year (Marmel, Weiss, Zigel)

Signs orderd for Walter, Yotter, Rogers, Foster, & Gayler

Lot 104 (Wacker) sign damaged, needs replaced, Shirley will order

Shad to put in Goodwin sign

Lakes, Trees, Wildlife: Erik/Shad

Shad investigated Deer Lake, water flowing from several springs, recommendation to get local water engineer back out (8am, June 21st)

Provided research on developing water cache basin to improve the springs

Discussion around approach and options/timing

Roads: Rod

Rod to talk with Mark Mills regarding providing road base on Summit & remediating rocks on Ellison

Grader operator discussion, seeking a new driver

Lot 7 discussion request for putting in a culvert

Equipment: Ted

Checking on another set of blades for the planer, Ted will order, Rod getting a seat

Discussion regarding maintaining roads all the way to Firewalker

Lot Improvements: Shad

Lot 7 submitted culvert request, motion by Shad, 2nd by Shirley -- approved

Lot 81 submitted shed request, motion to conditionally approve pending update to submitted plan, 2nd by Shirley -- approved

Ranch House: Kerry

Quote for gutters (\$600)

Temporary roof over ice machine

Discussion on well/pump, 160', 4gpm, dug 1996, Black Mountain to investigate & provide report

No Estimate provided for staining the ranch house, will move forward with requesting a quote

No update on bathroom venting quote

Ranch House internet upgraded to 40gb

Ramblings/Website/Email: John

Ramblings sent out last week, website has been updated

Columbarium: Shirley

waiting for delivery of 3rd Columbarium

Old Business

June 20th deadline for board position & bios submittal to Shirley

Discussion regarding Lot 33

Violation precedence discussion tabled to Sept

Annual Meeting packet

-- need summary of board meetings (Patricia)

-- Rules and Regs changes - Shirley

-- Bios -- Jim

Annual Meeting - August 7th @2pm

-- Committee reports due by July 23rd to Shirley

-- Shad to pickup Costco items

-- Rudy's -- Shirley will order and pay, John to pickup food on Aug 7th

Pastors for Sunday Service

-- covered through July 4th, John post the calendar on the website & note to be posted on the Ranch House door

-- check with Hengst as possible Pastor - Erik

New Business

Rules & Regulations change discussion

- Motion by Shirley to add permanent sanitation facilities, no second
- Motion by Shirley to amend Section 14.1 New Members, Jim second -- approved
- Motion by Shirley to amend Section 14.3c Sale of Improvements, Kerry second -- approved
- Motion by Shirley to amend delete 14.3d and reword due to previous change, Kerry second -- approved

Budget

- cash flow budget was created by Shirley for review

Budget discussion

- Motion by Shad to have a balanced budget with depreciation, second by Kerry -- approved

Capitol budget needed at a later date

Amended budget will be sent out once completed and put for approval by board via email

Summer Activities

Beautify LVR discussion -- Sept 4th, 8am-9am social hour, work starting at 9am, lunch provided, RSVP for food

Dumpster -- metal dumpster coming 6/16, trash dumpster on 6/14, discussion on monitoring/cleaning up as needed, Jim to contact Tammy

Discussion on Chipping event -- Lot 7 (Carole Waterhouse) to investigate options (CUSP, grants)

Parks & Wildlife at annual meeting -- Jim to investigate

John motion to adjourned, 2nd by Shirley

Closing Prayer

Adjourned @1:02