

Lutheran Valley Ranch Board of Directors

May 21, 2020 Minutes

Call to order 6:07pm Via Skype Web Application

Attendance:

Board Members: John Harris, Shirley Bauer, Ted Gates, Shad Jeseritz, Patricia Silva, Rod Young, Jim Simpson, Clare Skov, Dan Reed

Lutheran Valley Retreat Representative: Steve Johnson

Guests: none

Devotion: Ted Gates

(6/20/2020 devotion John Harris)

Secretary's Report: Patricia Silva

MOTION # 1 by Shirley seconded by Jim

Approval of March 19,2019 minutes APPROVED

Treasurers Report: Shirley Bauer

MOTION #2 by Jim seconded by Ted

Approval of treasures reconciliation for March/April 2020 APPROVED

MOTION #3 by Shirley seconded by Patricia

Approval to give Tammy Kelm a \$150 bonus for exceptional work cleaning/maintaining the Ranch House. Discussion Motion: DEFERRED to later in meeting

COMMITTEE REPORTS:

Membership and Transfer List: Shirley Bauer

Lots 81 and 111 are still delinquent in paying lot fees. Still need 10 re certification letters returned.

Button/Signs/Vehicle Identification: Shirley Bauer

Signs for Findell and Beck ordered. Signs for Bear Lake "No motorized vehicles On Lake Bed" ordered.

Columbarium: Shirley Bauer

Need someone to pour slab for the columbarium needed. Shirley will ask Todd Kelm if he is interested in pouring the slab. Shirley will work with whoever does the job to assure location is accurate.

Interment panel removed for engraving.

Lakes/Trees/Wildlife: Jim Simpson

Stocking fished delivered May 20. Second delivery scheduled for last week of July. Bear Lake has grass growing up creating a situation where the lake will not hold water well. Adding bentonite would cost roughly \$75,000 and a new liner \$120,000. Doing both would be best. An alternative might be to help the inflow of water by adding PVC pipe to direct water from its source before the expense of a more permanent solution. Shad summarized the finding of the second professional assessment of the options for Bear Lake. Also concluding that tapping into intermediate sources of water was encouraged. A subcommittee of Jim and Shad will utilize resources to access additional sources of water and consider easy fixes to drainage as well as the marmot intrusion.

Roads: Rod Young

Due to light rains road are in pretty good shape and not enough need at this time for additional maintenance. Road near Deer Trail and Ellison becomes narrow in winter due to lack of snow melt.

Suggested solution is to remove part of the berm dirt to widen the road. The removed dirt could be used in other areas where additional base has been requested. Suggestion and discussion on leaving the main gate open to avoid physical contact due to COVID-19. John will send an e mail requesting members to leave gate open. Back gate remain locked.

Equipment: Ted Gates

Grater front drive isn't working, probably due to rodents eating the lines. New walk behind brush hog has been delivered and needs assembly. It did come with a battery. The dump station is in need of clearing. New storage sheds need to be leveled and a ramp built

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

MOTION # 4 by Shirley seconded Jim

Allow lots 17 and 15 to switch. APPROVED

Motion # 5 by Shirley seconded Jim

Allow lot 118 to add electric power services. APPROVED pending additional research of data.

MOTION # 6 by Shad seconded Rod

Allow 30' by 40' cabana to be built, pending compliance with county building requirements on lot 15.

APPROVED

MOTION #7 by Shad seconded Shirley

Allow lot 41 to build temporary RV parking pad, add an 8x20 storage container, add a grated driveway. APPROVED

MOTION # 8 by Shad seconded Shirley

Request bid/cost of replacing current fence which runs along the LVR and lot 41 property line.

APPROVED

MOTION # 9 by Shad seconded Shirley

Allow lot 118 to place trailer upon a submission of dimension plot plan showing set backs to lot lines.

APPROVED

MOTION #11 by Shad seconded Shirley

Allow lot 86 to add a second graded driveway with a 70' setback. APPROVED

MOTION # 12 by Shad seconded Patricia

Allow lot 112 to move canvas temporary garage structure to different location on lot respecting required setbacks. APPROVED

Ranch House: Ted Gates

Repairs complete, bathrooms painted, filters changed. Ice maker manifold has a few drips to be addressed at a later date. Future maintenance: ranch house siding to be cleaned, repaired, refinished; rain gutters to be repaired, de calcification of ice maker needed, dump station scheduled to be cleaned. Discussion of COVID-19 necessary changes to Ranch House cleaning. John will send e mail reminding members to clean and be considerate of other who are using the space as well.

MOTION # 13 by Shirley seconded Jim

Provide Tammy Kelm with a \$150 bonus for her excellent work to maintain and clean the ranch house.

APPROVED

Ramblings/Web Site /Email Addresses: John Harris

New articles are due by ASAP.

LUTHERAN VALLEY RETREAT GUEST SHARING: Executive Director Steve Johnson

Thank you to LVR ranch for the financial gift during the COVID-19 crisis. Due to COVID-19 the retreat is closed until at least May 31. Future scheduling to be announced as Governor announces restrictions/openings.

OLD BUSINESS REPORTED:

New Outdoor Worship Area – Dan Reed

Board requested for cost of materials to be submitted to board.

2020 Camping Letters need to be mailed out.

NEW BUSINESS:

Tractor purchase:

MOTION # 14 by Ted seconded Dan

Purchase tractor offered to the ranch for \$8500. APPROVED

Horse grazing request by LVR retreat:

Discussion of special circumstances due to COVID -19.

MOTION #15 by Jim seconded Patricia

Allow LVR retreat horses to graze on ranch property for the remainder of 2020. APPROVED

Summer church services:

Shad and Ted will try live streaming services to determine the feasibility of this as a temporary solution for the summer. Rod will call Reverend Kelly Smith to request dates to conduct services. Shirley will call Pastor Widger to see if he can get us a possible list of preachers.

Summer Ranch activities:

Discussion moved to June meeting.

Board of Directors Nominating Committee 2020:

Board encouraged to submit potential candidate names to Dan.

Annual Meeting Packets:

Annual meeting will be August 1,2020. Meeting logistics will be determined at June 20 meeting. Shirley and Patricia will complete the printing and mailing of packet to members.

Meeting called to close by John

Closed with Lord's Prayer 8:30pm

NEXT MEETING: June 20, 2020