

Lutheran Valley Ranch Board of Directors

May 20, 2021 Minutes

Meeting called to order 6:39 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:

Shirley - Jeremiah 20:11a

June devotion - Kerry volunteered

Thankful For round robin discussion

Secretary Report: None presented

MOTION #1 Shirley motioned to approve 3/18/2021 minutes as amended, 2nd by Jim -- APPROVED

Treasurers Report: Shirley Bauer

Deposit of \$2225 for a new member

MOTION #2 by Shirley to approve March & April reconciliation, 2nd by Erik -- APPROVED

MOTION #3 by Erik to Renew certificate ending 2800 & maturity 10/22/2022, 2nd by Ted -- APPROVED

MOTION #4 by Shirley for \$150 bonus to Tammy, 2nd by Kerry -- APPROVED

MOTION #5 by Shirley to waive 2021-2022 assessments for Lot 41 & 36, 2nd by Kerry -- amended to also include mentioning 'thank you' at annual meeting for fencing work being done -- APPROVED

Committee Reports:

Membership and Transfer List: Shirley Bauer

Membership update -- no outstanding payments

Budgeted funds for 2021/2022 have been disbursed to Retreat.

Comment to include trash dumpsters as line item for future budget (~\$1500)

No lots available, 3 on waiting list.

Recertification letters drafted and sent to John for signature prior to sending to members, John signed and sent to Shirley.

3 Self Certification still needed.

Discussion regarding Termination procedures for Lot 28, Lot 33, Lot 68, Lot 70 on Jan 1, 2022

Button/Signs/Vehicle Identification: Shirley Bauer

Sign still needed for Walter, Yoder, Rodgers, Foster, & Gayler

Lot 22 sign needs a hole to be sunk into, discussion checking with Todd Kelm, Shad has a t-post driver and jack hammer, Shad to investigate.

Ranch House reserved for Skov reunion, John added to calendar, check from Neil Skov received

Lakes/Trees/Wildlife: Erik Skov

Fish delivery May 28th -- 11am-12pm

Rod to coordinate having someone meet them (Chris, Kerry, or Ted?)

Discussion of Bear Lake remediation options

-- Jim to mark/flag the old well locations

-- Shad to work with his father to investigate options

-- Possibly include Chuck Bauer in the investigation

Roads: Rod Young

Men's Retreat ran the planer on all roads, some done better than others.

Grader (Larry Brown) operator is medically unable to do the work.

Lot 31 (Bodemann) requested use of the tractor.

Discussion of Todd & Steve maintaining Ellison as in the past, time commitment required to get it done.

Summit Road poses a challenge.

Discussion around plan to identify a reliable resource whom we can pay to do the work (budget item?), Jim to investigate/follow-up.

Rod to investigate options for knocking down some rocks.

Equipment: Ted Gates

John Deere has been run several times lately, road planer doing a good job where the road is soft.

Jordan Hengst helping out with tractor operation, tractor running well.

Belts for grader purchased, to be installed soon.

Reminder to check fluids prior to use.

Lots/Building: Shad Jeseritz

Discussion regarding Lot 22 stash

Discussion regarding Lot 33, attempted to contact via phone (disconnected), email no response, contacted nephew with new number, still not able to connect, Shad to continue to attempt, Shirley provided update, still living with brother, lacking funds, informed about trash issue, provided John & Shad's contact details (~5/9/2022), behind on his agreed upon payment plan.

Discussion regarding options, Shad agreed to contact with official warning of violation of Rules and Regs, Section 1c.

MOTION #6 by Shad to approve Simpson Lot 112 to build a shed and a wind fence, 2nd by Shirley -- APPROVED

Ranch House: Kerry Schauland

Ice machine working again, temporary external cover, seeking bid for permanent enclosure. Gutter repair onsite 5/5 to provide estimate, will share with board for review.

Last season had a water issue around breaker, well is only 160' deep, concern about pump cycling & burning out the breaker, may need to drill the well deeper as this is a concern for the fire department.

Discussion to have a company (Black Mountain Pump) investigate, Kerry to follow up.

Public calendar for Ranch House, \$50/d fee required to reserve.

Question from Rod on when the Ranch House was last stained, probably needs to be done again, Shirley to investigate/confirm.

Patricia joined (8:14)

Ramblings/Web Site /Email Addresses: John Harris

Ramblings going out this weekend, no website updates, email list amended.

Columbarium

Nothing new to report, waiting for snow to melt and ground to dry, will follow-up on delivery next month

Retreat:No report

Old Business Reported:

Periodic Title Review, Jim found company that would be able to do the work, pending write-up for quote by June meeting (Mile High Title Research)

New business reported/Discussion

Board Positions -- Jim spoken with a couple folks, still pursuing the list provided by John

Secretary formally not seeking re-election

Annual Packet

-- Bios needed by June 20 (Jim/Erik -- re-electing, + any applicants)

- Summary of Board Minutes needed by 6/20
- Committee Reports needed by 7/23
- Jim will proofread

Annual Meeting: Rudy's for lunch, charging members, fishing contest/activities (9-11), annual meeting on 8/7

Certification Discussion regarding by-laws: Patricia volunteered to contact/pursue members, Shirley to provide contact details, Shad to follow-up specifically regarding Lot 33

Ranch House code: 1507 -- Martin Luther was ordained to the priesthood

Summer Activities: Pastors for Sunday Services, \$200/service, Erik to investigate and reach out, Memorial to Labor Day, Shad to coordinate streaming on weekends without

Dumpster:

- Order sooner than later, need to have a budget item to cover costs (~\$1500 annually)
- Covered Dumpster (bear doors) to prevent garbage spreading (Waste Management)
- Communication to members needed prior to availability

Rules & Regs discussion tabled to June meeting

Motion to Adjourn by Shirley, 2nd by Ted
Closed with Lord's Prayer, Meeting Closed @9:05pm
NEXT MEETING 10am 6/12 @ Ranch House