

Lutheran Valley Ranch
Board Meeting Minutes
Meeting Date 9/22/2021

Called to Order at 6:33pm

Present: Erik, John, Ted, Ken, Rod, Kerry, Shirley, Jim

Devotion by John

November Devotion – Erik Volunteered

Things We're Thankful For

No additions/deletions to agenda

Secretary report by Erik Skov

Motion to Approve 6/12 and 8/7 2021 Minutes by Erik, 2nd by Shirley, Motion Approved

Treasurer Report by Shirley Bauer for 9/22/2021

· Needs Approval – June, July, and August reconciliation, Motion by Shirley to Approve, 2nd by Jim, Motion Approved

· Needs Approval – To deposit 25% of checking account balance as of September 1, 2021 into a CD which is approximately \$4,500 , moved by Shirley, 2nd by Jim, Motion rejected

· Needs Approval – Ken Waterhouse to become treasurer after these minutes have been approved at our November meeting and we can get to the Bank to switch everything over to him,

Motion by Shirley for Ken Waterhouse to becoming treasurer for LVRanch over the following accounts (names, numbers, CDs, safety deposit box) at Park State Bank in Woodland Park CO, 2nd by Jim, Motion Approved

· Information – Invoices were mailed to everyone but the ones who have paid and Judy Marmel lot 28 who has not turned in her 2019-2020 Recertification and 2020-2021 self-certification, letter by John indicating termination proceedings would be initiated on Jan 2022 if not received by board.

· Information - Gerry Weiss made his last payment for last year and has paid his assessment thru the 2021-2022 year.

Membership & Transfers by Shirley Bauer for 9/16/2021

· Needs Approval – resignation of Randy and Rhoda Wahl from lot 30, Moved by Shirley, 2nd by Ted, Motion Approved

· Needs Approval – Jordan and Karissa Hengst to move from lot 77 to lot 30, Moved by Shirley, 2nd by Ted , Motion Approved

· Needs Approval – Scotty and Linda Cummins to become primary members on lot 19. They are members of Family of Christ Lutheran Church in Monument, Moved by Shirley, 2nd by Ted, Motion Approved

· Needs Approval – Jim Simpson on lot 112 wants to add his 4 sons (Alexander, Harrison, Jeffrey, and David) to become secondary members on his lot. They all go to St. John’s Lutheran in Denver. This to become official once I receive the \$25 recording fee., Moved by Shirley, 2nd by Ken, Motion Approved

· Information – Sent Randy and Rhoda Wahl a resignation letter on 9/15/2021

· Information – we have no lots available. 6 on the waiting list. Shirley will send them an email when a lot becomes available.

· Information – Shirley will send out that lot 77 is available to the lot switching list. If no one responds, it will offer it to the first person on the waiting list.

Buttons and Signs

· Need to make a sign for Cummins

Lakes, Trees, & Wildlife – Jim

Both dumpsters (metal & trash) removed from LVR, ~\$2,100 spent this last year

Update on JDS Hydro estimates & planning for Bear Lake, seeking estimates for enhancing/replacing French drain(s) into lake.

Discussion on coordinating with Fire Department (Todd) to burn slash.

Discussion on Deer Lake water quality tagged for next meeting

Roads - Rod

bids received for roadwork (grading and rock), submitted request to vendors for road & rock work to be completed, will follow-up with vendors

Equipment – Ted

Compressor purchased & stored, potential tractor (hydraulic) work this winter

Member Lot Improvement –

Improvement on Lot 35 submitted by Shirley, Motion to by Erik pending Shad’s review, 2nd by Jim, Motion Approved

Ranch House – Kerry

Current gutters cleaned and reinstalled, new drip edge NOT installed due to brittle shingles

New metal fascia installed over the old existing wood fascia along with cleaning the gutters before re-installation

Dump station vendors contacted for pumping

Well & water system to be inspected by Black Mountain Oct 1st, no response from drilling side of business (if necessary)

Waiting for responses on Ranch House staining, also waiting on response for bathroom venting

Ramblings/Website – John

Next Ramblings issue in November, need articles to John by Nov 5

Website upgrade needed with testing/validation prior to implementing

Discussion on digital plan for storage/documentation, John to enable login access to Erik to investigate/review, need to review legal obligation/requirements

Request to include fire mitigation/station section in Ramblings by Rod

Columbarium - Shirley

The third Columbarium was delivered Mid-August. We have not received a bill for the last half of the columbarium. The Columbarium no longer need to borrow money from Ranch to pay the balance as we have sold enough niches that the Columbarium Account has enough money in it to pay the bill when it comes.

Retreat Report – None at this time

Old Business – None at this time

New Business

Wildfire Protection Plan discussion by Rod, will coordinate and draft initial plan for board review & communication with members

Review of By-Laws and Rules/Regs – Shirley

Article 3 and Article 4 of By-Laws reviewed

Insurance cost – Jim

Discussed investigation with raise in insurance (underwriting & roof).

Member involvement discussion by Ken, tagged to discuss in November

Motion to Adjourn by Ted, 2nd by Jim, Motion Approved.

Closing w/Lord's Prayer

Adjournment @ 9:08pm

Next Meeting: 6:30PM, November 18th, 2021 – Zoom call