



Ramblings

May 2024

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PRESIDENT'S VIEW

Well, I am sitting down to write this article and not sure even how to write it or what to say. I guess the best way is to just write it and let God guide me with the right words to say. As some of you know and now the rest of the LV Ranch membership will know, after 14 years serving on the LV Ranch Board and 7 years as President, I am stepping down at the end of the LV Ranch year (end of July 2024) as Diana and I are moving to Arizona. I have so many wonderful memories of LV Ranch that I don't know where to start. I remember being "volunteered" during a lunch at LV Ranch by my wonderful wife, Diana, to serve on the Board. She didn't ask me if I wanted to serve as she knew that I would gladly step up and serve if asked. Now 14 years later, I am coming to the end of my time serving this wonderful place called LV Ranch.

There have been so many adventures that we have lived out while being part of LV Ranch that I can't even begin to cover them at all. I have seen the loving spirit of a group of people come together to make our little piece of God's paradise even better and through it all, the love of God and His creation has shown through. I want to let you know that the last 14 years on the LV Ranch Board and the last 7 years as the President have truly been one of my greatest pleasures as I love LV Ranch and having the privilege to serve in this capacity was truly a blessing from God. The number of campfires that I have sat around and the number of smores that I have eaten were a big part of what makes LV Ranch so special. To be able to do life with so many of you over the years has made a lasting impact on both of us. God has His awesome hand in everything that goes on at LV Ranch and I have always marveled at the beauty that He created and that we get to enjoy.

I want to continue my challenge from the May 2023 and November 2023 Ramblings. Please, figure out a way for each and every family to give back to LV Ranch. What that looks like for your family is up to you. For the 1st 35 years of LV Ranch existence, volunteerism was part of the DNA of all of the Lot Members and it showed in the amazing things that were built and the family gatherings that were held and the love of LV Ranch that permeated through it all. What we see now is a much smaller group being involved in some sort of activity where they are giving back to LV Ranch. How do we start? I don't know but we have to start somewhere. Start something new this coming year, no matter how small, just start.

I pray God's richest blessings on each and every one of you and your families as Diana and I move onto the next chapter in our lives. We are moving this summer to Arizona and even though we are going to be a few hundred miles away, we fully intend to spend summers at LV Ranch and get reconnected to all of our LV Ranch families.

God bless,

Your Brother in Christ,

John Harris — LV Ranch Board President

LOTS AVAILABLE

We currently do not have any lots available. There are 10 on the waiting list for a lot.

LOT SIGNS

Lot name signs are made for all new members. All the lot number signs have been put up. The volunteer fire department will use the lot number signs in case of emergencies. If you have any questions on signs, please contact Shirley Bauer at slbauer1030@gmail.com

NEW MEMBERS

Please welcome our new members:

Aaron and Ellen Gorrell on lot 42

Mark and Kerri Pettey on lot 53

Todd and Nicholas Shafer on lot 60

Andrew and Brenda Damon on lot 76

Craig and Aimee Latzke on lot 108

CLINGS, STICKERS AND FLAGS

LVR window clings, ATV stickers and ATV flags are available. The board encourages all members to have a window cling (black and white) displayed in the lower driver's side windshield of their car and LVR stickers (yellow and black) on their ATV's. These forms of ID let your fellow Ranch members and Retreat staff know that you belong on the property. COST: Clings and stickers are FREE. ATV flags \$10.00 donation (non-deductible). If you need any of these items, contact Shirley Bauer at slbauer1030@gmail.com

RANCH CALENDAR

There is a Ranch activities and Ranch House Reservation calendar on the Ranch website www.lvranch.org. The calendar lists Ranch board meetings, meetings, gatherings, activities and when the Ranch House has been reserved for special occasions like family reunions, internments etc. If the Ranch House has been reserved, you are still welcome to use the restrooms and get ice but please be respectful of other members' activities.

CERTIFICATION FORMS

Primary members are required to turn in a certification yearly per the by-laws. There are two types of certifications for Lutheran Valley Ranch. One or the other must be done every year. Re-certification is where the member must have their pastor sign the form stating that they are members in good standing of their church. These are done every 5 years. Self-certification where the member sends the form that states they are members of good standing of a church and do not require a pastor's signature. The last time we did re-certification was the 2019-2020 fiscal year. This coming year is a re-certification year and will require your pastor's signature on the form.

MEMBERS WITH NO CONTACT INFORMATION

Thank those who provided addresses for our records for the members we did not have contact information for. We still need information for the following members. If you can help us update our files with name, address, phone numbers, and email address please send the information to slbauer1030@gmail.com

Deanna Riddering

Pam Arguto

Chris and Beth Bogert

Ryan and Anne Tinetti

Matthew and Kim Johnson

Robert Pfothenauer

THANK YOU JOHN HARRIS

Our LV Ranch Board President, John Harris, will be resigning his Board position at the conclusion of the Annual Meeting to be held on August 3, 2024. John and his wife Diana are planning a move to a warmer state, and John sees this as a good opportunity to pass on his Ranch Board leadership torch. John began serving as an LV Ranch Board member in August of 2010. The Ranch Board initially elected John as its President in August of 2017, and the Board has continuously reelected John as its President ever since then. John Harris will be greatly missed, and especially by those of us who have served beside John on the LV Ranch Board. John has been a tremendous leader of our organization, with a big and caring heart, a friendly, no-nonsense approach and always quick to greet everyone with a cheerful smile.

Please take every opportunity this summer to thank John for his excellent service on LV Ranch's Board of Directors.

The LV Ranch Board

ARE YOU INTERESTED IN SERVING ON THE LV RANCH BOARD?

Especially for the benefit of our newer members, please be aware that opportunities to serve on the LV Ranch Board of Directors become available at each Annual Meeting in August, and sometimes sooner. The LV Ranch Board manages the expenditures of the membership's annual dues and is responsible for maintaining all aspects of the LV Ranch facility, including: upkeep of the Ranch House; the roads; the lakes and restocking the fish; road and lot signage; lot rule compliance issues; processing new membership applications; and, all of the administrative and record keeping functions required to maintain a not-for-profit corporation. Serving on the Ranch Board doesn't mean that each individual Board member has to do all the work in an assigned area. Rather, it often involves coming up with a strategy for accomplishing individual tasks and often contracting with businesses who perform the type of work needed. For example, actual tax accountants prepare the corporate tax filings, general or specialized contractors typically perform the needed plumbing and electrical repairs to the Ranch House, an experienced road grader operator is typically retained to perform the major road repairs, etc. Accordingly, the Ranch Board functions best when its Board members have a wide-range of varying understandings and experiences. No particular job skill is needed to serve as an LV Ranch Board Member

The Ranch Board holds scheduled Board Meetings every-other-month. Since COVID, all Board Meetings (except for the June and August meetings) have been remotely convened via ZOOM. That's been so convenient for everyone, that there's been no reason to switch back to regular, in-person Board Meetings. The LV Ranch Board is composed of nine volunteer members who each serve a three-year term. Those three-year terms are staggered so that three board member terms expire at each Annual Meeting in August. While some Board members are content with serving a subsequent term, a whole lot depends upon whether or not other LV Ranch members are interested and willing to step-up and express their desire to serve for a term on the LV Ranch Board.

For various reasons, sometimes a Ranch Board member will need to resign their Board member position before the end of their three-year term. In those situations, our By-Laws allow the Board to appoint a Board member to serve out the balance of the vacated term. So it's important that you let us know of your interest in serving on the LV Ranch Board at any time and hopefully well in advance of the Annual Meetings in August.

If you have an interest in serving on the LV Ranch Board, or just learning more about what might be involved, please contact me to learn more at my email or phone # listed below.

I hope to see you this coming season. Thanks for giving this some thought!

Jim Simpson – LV Ranch Board Vice-President & Chair of Nominating Committee

simpson.james.86@gmail.com (303) 674-1073

FROM THE ROADS GUY

Hello from the Roads Guy!

There has been plenty of activity concerning the roads this last quarter. Lots of snow plowing both by the Retreat folks on Ellison and out to the main road as well as the Roads Guy trying to keep up with the heavy snows on other Ranch roads. This year has also included more mud than most Springs. The roads all the way to Divide have taken quite a beating this year including the paved roads. The county crews have tried to keep up with patches on the paved portions and the dirt roads have been graded once or twice. The county roads are not in very good condition now in mid-May. Please keep your speed down so you don't leave any extra parts in the chuck-holes. The roads out here on the Ranch are due some maintenance as soon as the weather allows. We had about 10 inches of very wet snow just a few days ago so it is not quite time for major road work. I will try to address individual bad spots where they pop up. We have contracted for a large pile of gravel sourced along our local roads for spot maintenance on our roads. Hopefully that gravel will be provided this spring.

We, as a Board have chosen not to do major roadway improvement projects as part of the annual budget, but to do our best to maintain the roads in their present condition with grading and fixes as needed to keep the roads up. We take our responsibility to keep the dues as low as possible very seriously so those among our Lutheran family of limited means, especially Church workers, can continue to enjoy God's beauty here at the Ranch. We do have places that could use major upgrades, especially the "Y" at the south intersection of Deer Trail and Ellison where the mud is pretty bad every Spring. Deer Trail at the north intersection with Ellison is also pretty bad during mud season. There will be smaller projects within our normal road budget such as the gravel acquired for maintenance this year and removing large rocks from Ellison two years ago. If anyone would like to contribute to the larger potential projects please contact the Board to let us know.

Rod Young

EQUIPMENT

First and foremost, thank you one and all that have donated time, talent and money to keep our equipment up and ready to use. In years past we have invested in our equipment and it has paid off. This year we're off to a great start with no repairs needed so far to start our spring season. This is very important as our roads are in need of the equipment to keep the roads in the best possible shape. The equipment is ready and we have fuel to run the equipment. Please keep an eye out for the equipment on the roads this year. Also observe the 20 mile per hour speed limit to keep us all safe at LVRanch. The equipment will be on the roads during the week for the most part but not always! Thank you to all our members for your continued support. In our Lords service, Ted Gates

BEAR LAKE RESTORATION PROJECT

In February of last year, French Drains were installed to collect and route surface water into Bear Lake. As a result of that repair, along with more normal winter and spring snowfall and rainfall, Bear Lake is now approximately 1/3rd to 1/2 full. Yeah!

Additional repairs to Bear Lake's water inlet channel (going about 450 feet up the valley above) will be performed later this spring or during the summer. Over the many years since the lake's creation, and made worse by the 2002 Hayman Fire, the inlet water channel has become clogged up with sediment, debris and vegetation. The Ranch Board has spent approximately \$16,000.00 thus far to obtain a necessary engineering study, a permit study and to have a new French Drain system installed last year. The Ranch Board has recently approved an additional \$11,750.00 expenditure for re-trenching a new primary water inlet channel with a piping system that prevents erosion sediment from entering into the new water channel. Our annual membership dues reserve funds will only stretch so far, so if any of you should desire to financially contribute to this on-going Bear Lake restoration project, please feel free to do so by routing a contribution (in any amount) to our Ranch Post Office Box (indicating that it's a Bear Lake Project contribution). I look forward to our continued progress on Bear Lake!

Cordially yours, Jim Simpson – Board Vice-President & Lakes, Trees & Wildlife Committee Chair

LOTS WITH ONLY ONE MEMBER

We have 17 lots with only one member on them. If you would like to add either another primary member or a secondary member to your lot, please contact Shirley Bauer at slbauer1030@gmail.com. The Ranch Board will then know what your wishes are in case something happens to you otherwise your lot will revert back to Ranch. New members must meet the qualification of being a member of good standing of a Lutheran Church. If they are members of a Lutheran Church Missouri Synod the board can approve their membership. If they are a member of a non-Missouri Synod Lutheran Church, the board will recommend them for membership and the Ranch members must be polled by mail. Potential members will become members with a simple majority of yes votes in the allotted time (according to the By-laws Article II section 5).

The following is a list of the lots with only 1 member on it, 7, 11, 14, 23, 28, 44, 48, 57, 70, 74, 79, 81, 84, 91, 101, 116, and 122.

BUILDINGS AND SAFETY

Looks like another summer coming up for Lutheran Valley Ranch! We have a couple improvements to make sure you know just you great it really is before you head up. The camera is now pointing at our newly moistened lake and the weather station will tell you current and future conditions.



Folks are already submitting plot layouts for their summer building projects. Every year we get a couple more campers, sheds, or houses. Get yours plans in early for a easy board approval.

As always... please be sure to go slowly (20mph) and close that gate when you come and go!

Cheers,
Shad

SUMMER SUNDAY SERVICES

We are so very happy to announce that LVR (The Retreat) will be hosting Summer Sunday Services again this year.

The Retreat will be hosting starting on Memorial Day weekend thru Labor day with the following exceptions: August 11th, August 18th, August 25th and September 1st.

Lutheran Valley Ranch Board of Directors Info:

John Harris – President & Ramblings
Newsletter
Family of Christ Lutheran, Monument, CO

Jim Simpson – Vice President / Lakes, Trees &
Wildlife
St. John's Lutheran, Denver, CO

Erik Skov – Secretary
Peace with Christ Lutheran, Aurora, CO

Shirley Bauer – Membership
Redeemer Lutheran Colorado Springs, CO

Ted Gates – Equipment
Family of Christ Lutheran, Monument, CO

Rod Young – Roads
Rock of Ages, Colorado Springs, CO

Shad Jeseritz—Buildings / Safety
Family of Christ Lutheran, Monument

Kerry Schauland – Ranch House
Family of Christ Lutheran, Monument

Ken Waterhouse – Treasurer
Immanuel Lutheran, Colorado Springs

COLUMBARIUM

The columbaria area has been quiet as usual.

Here is what is currently available:

The first columbaria is now completely full.

The second columbarium has only two (2) niches left.

The third columbarium has 11 niches available.

Niches are 11 1/4”(w) x 11 1/4”(h) x 10 1/2”(d). Standard size cremation containers are 6”(w) x 8”(h) x 4”(d). If you are having custom containers made, please take the dimensions of the space into consideration. The cost of a niche (which holds two sets of cremains) is \$1000. A crypt (for one set of cremains) can be reserved for \$500.

If you would like LVR to be your earthly resting place, the reservation forms are available on the Ranch website at lvrancho.org or from Dee Paulson at dplakewood@comcast.net.

FROM THE RANCH HOUSE

Surprise, surprise! As of Mother's Day weekend, LVR received 10 - 12" of wet snow - depending on where measured, and perhaps as seen on Candid Camera! Thank the Lord for the moisture!

As for the inside of the Ranch house - some nice updates have occurred. We have a new microwave over a new range/oven. Please use with the same respect given to the old ones for 25+ years! Another nice update are the new cushions on the sturdy venerable frames - which are saying: "No jumping jacks and not trampolines!" Thank you!

As we head into another busy season, we can again be grateful for the blessing of the Ranch and work together to keep it the place we can be proud of. Protocol for care of the Ranch house by members, and WITH their guests, is posted by the phone and on various posted signs. Thank you all,

Kerry Schauland

TREASURER'S REPORT

As everyone can appreciate, things just cost more these past few years and operating our Ranch is no exception. Thanks to your support, email delivery of the annual assessment invoices was a great success while saving expense on postage, letterhead, etc. Remember that dues can be paid electronically via most bank's online bill pay function. And again, we will also offer the ability to pay by credit or debit card. Please be sure to forward any contact information changes to Shirley Bauer, in membership, to be sure that you receive future notices in a timely manner.

Last year we saw a flurry of large capital or special projects expenditures, at the ranch house, the equipment yard, the ongoing revival of Bear Lake, and the enhancements of our web site. This year, in addition to some smaller upgrades at the Ranch House, the Board has approved funds (see below) to further improve Bear Lake, if this last cost estimate holds, it would bring our Bear lake revitalization project investment up to \$28,645.

Highlights: FY24 year-to-date:

Member Revenue is + \$7,700 due to the addition of 5 new members vs the 2 budgeted.

Property taxes are \$1,900 less than budgeted due to a last-minute change.

Except for utilities expenses at the Ranch House, we are on track as budgeted.

We have reserves of \$128,500

Capital and Special project costs:

Bear Lake	\$11,750	Approved by not yet spent
Ranch House Appliances	\$1,746	
Ranch House exterior trim	\$1,580	
RH furniture repair	\$2,360	

Please be sure to let me know if you have any questions, comments, or suggestions.

See you at the Ranch,
Ken Waterhouse, Treasurer

SUMMER EVENTS

How does a free dinner (no strings attached) & a fun evening at the Ranch House sound?!? We would like to invite all LV Ranch members and the LV Retreat staff & guests to join us! If people would like to play games or have a community campfire afterwards you are welcome to stay a while!

On **Saturday June 15, 2024 @5:00 pm @ the Ranch House**, we are planning a sloppy joe potluck dinner for everybody to kick off the summer fun here at LVR! Please bring a side dish (salad, chips, &/or dessert) and the rest will be provided!

We would like to get a bit more community involvement going in 2024 up at LVR! If people would like to do a monthly potluck or even coffee & snacks after church just let us know! Let's make new Ranch membership friends, meet your neighbors from LV Retreat & see how we can come together to help be better stewards of Gods gift he has given to us! *Look for something to be planned for around the 4th of July also!!!!*

This month's sponsored activity is by:

The Beins' - lot #117

The Malloreys' - lot #90

The Bestul's - lot #89

Thrivent Action Team





RAMBLINGS NEWSLETTER
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