Lutheran Valley Ranch

Ramblings

November 2024

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PRESIDENT'S VIEW

First time writer, long time listener… It feels appropriate to start with that. Oh, and I've got some seriously large shoes to try and fill!

A quick 'Thank You' to John Harris for his years of service to the board and Ranch. I had the pleasure of working with John for several years prior to stepping into the role of President. My hope and prayer is that I can continue to build upon the legacy laid down by my predecessors in this position.

Next up is another 'Thank You' to all the members who attended our Annual Meeting in August. While some of the discussion topics were contentious, they all stem from our collective passion towards LVR and our desire to continue the legacy we have each inherited. I also particularly appreciate the communication to the board on topics and the increased 'how can I help' attitude shown.

Going into 2025, I'll extend the same challenge to you all: How can we each build up and support one another both within the context of LVR and outside of it? I think back to a recent sermon encouraging each of us to be salt and light. What does that look like for you?

My hope and prayer is that each of us will be placed in the position to be that salt and light. That when presented with the opportunity, to have the courage and tenacity to step out in faith. Trusting in what we know to be Truth and the assurance that our champion has already won the battle on our behalf.

God bless,

Your Brother in Christ,

Erik Skov — LV Ranch Board President

LOTS AVAILABLE

We currently do not have any lots available. There are 9 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:

Erin and Ben Fernandez on lot 94

Madeleine Fernandez on lot 94

Nathan and Kristen Robinson on lot 94

Orren and Janise Hooper on lot 32

Hannah Widger on lot 81

Caleb Widger on lot 81

Paul Deye on lot 35

Jessica Spehar on lot 58

Greg and Sara Zillinger on lot 44

Joshua Zillinger on lot 44

Andrew (AJ) Smith on lot 70

Abigail (Abby) Lamb on lot 70

Tyler Lamb on lot 70

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 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

Chris and Beth Bogert, Matthew and Kim Johnson, Robert Pfotenhauer

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

The equipment report is a good one for this November. The repairs and maintenance is paying dividends as we go into the winter season. The Equipment is ready to go for snow removal and road repair. We have fuel to get us well into the winter season. Those who are working on the roads with the equipment please keep watch on the fuel level both in the equipment and in the big tank so neither run out. The supply tank will be refilled when the level gets below 1/4 full. I have purchased and delivered two new grader blades this Fall as the ones on the grader have been worn out. Thanks to Todd Kelm they have been installed on the grader. replacement of these blades is normal as they are a wear item that gets used up as we grade the roads and remove snow. Once again thanks to all the volunteers that give of their time and talent that keep L.V.Ranches accessible all year long. In our Lord's service, Ted Gates.

LAKES, TREES, & WILDLIFE

Many of you are aware of the challenges the board faced in securing continuing insurance coverage for the Ranch and ranch house. Due to recent fire events in our region, insurance companies have taken a harder line in underwriting policies in many areas. At the suggestion of our local fire resources, the ranch board voted to remove several mature trees from around the ranch house. While the board hesitates to remove mature pine trees from any location on Ranch property, the decision to remove these trees is responsible as we take into account our fire mitigation efforts.

Work has continued on the Bear Lake restoration project. Work in late-September and early-October consisted of trenching a new primary water inlet channel along with installing a piping system that prevents erosion sediment from entering into the new channel. With the completion of this project, we have essentially entered a waiting period to see if the measures put in place will feed Bear Lake with the hope of restoring it to its original capacity. No additional improvements are planned at this moment. Based on how the lake responds over the next several months, the ranch board will evaluate if any additional conversation or options need to be brought before the membership.

Have a blessed Holiday Season - Jordan Hengst

LOTS WITH ONLY ONE MEMBER

We have 13 lots with only one member on them and no primary or secondary member or no emergency contact information. If you would like to add either another primary member or a secondary member or add an emergency contact information 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 email. 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, 9, 11, 14, 23, 28, 74, 79, 84, 91, 101, 116, and 122.

BUILDINGS AND SAFETY

What an awesome season this was! I think we had two summers this year, counting the extra one in September and October.

We should have phone service fixed in the next couple of weeks. Since the phone company didn't want to fix our line, we've switched to Ooma satellite phone service. The phone in the ranch house will work as it did, with a box on the counter to play back messages left there.



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

Lutheran Valley Ranch Board of Directors Info:

Erik Skov - President & Ramblings
Peace with Christ Lutheran, Aurora

Shad Jeseritz - Vice President, Buildings/Safety
Family of Christ Lutheran, Monument

Jim Simpson – Secretary
St. John's Lutheran, Denver

Shirley Bauer – Membership
Redeemer Lutheran, Colorado Springs

Ted Gates – Equipment
Family of Christ Lutheran, Monument

Rod Young – Roads
Rock of Ages, Colorado Springs

Kerry Schauland – Ranch House
Family of Christ Lutheran, Monument

Ken Waterhouse – Treasurer
Immanuel Lutheran, Colorado Springs

Jordan Hengst - Lakes, Trees & Wildlife
Family of Christ Lutheran, Monument

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 **lvranch.org** or from Dee Paulson at **dplakewood@comcast.net**.

FROM THE RANCH HOUSE

A variety of topics come to mind as my pen goes to paper, but #1 has to be "thankfulness".
"Thankful" - for the awesome fall colors at LVR this fall and 1st snowcap on Pike's Peak for the season. "Thankful" that we're able to keep insurance at LVRanch and on our 26 yr. Ranchhouse, considering the recent fire near Divide. We have a more "fire-proof" steel roof, renewed stain, new appliances, and new durable, comfortable cushions, and live real-time camera view!
"Thankful" for the unique priviledge, but also responsibility we have as LVRanch members. Prior to the blessing of our Ranchhouse, and many times since, in it's setting, we have had the priviledge of voting as members, seeking the wisdom of our Lord God in conducting the business and navigating the future of this unique ministry of LVRanch. In this election season, let us remember our Lord God's challenge for our homes, our LVRanch, our state, our nation. 2 Chronicles 7:14 ...." if My people who are called by My name will humble themselves, and pray and seek My face, and turn from their wayward ways, then I will forgive their sin and heal their land." O Lord, we pray for your continued protection and blessing, Kerry Schauland (kerry.schauland50@gmail.com)

TREASURER'S REPORT

Please remember that this year's annual Membership Assessments are due no later than November 30, 2024. As a reminder, the invoices were sent out by email on September 4 and again this year they came from the email address bookaltern@comcast.net to the address that you had on file with the Board.

If you can't find your copy, please let me know as soon as possible via the above email address or by calling my office at (719) 532-9705. Again, this year we offer the ability to pay your assessment by credit / debit card via our account with Square®. If you would like to use that option let me know and I can send you that type of invoice.

For those of you that have been following our insurance saga, and have "stayed tuned", I have good news. After a very challenging and time-consuming search we were indeed able to secure insurance coverage for our cherished ranch and ranch house. The coverage is not quite as robust as we had before and does come with limits and deductibles that are less generous, but coverage is now in place albeit with 3 carriers instead of one. Using a national insurance brokerage firm, we were able to piece together what is described as "higher risk" coverage for less cost than we had anticipated in our current budget.

At the annual membership meeting on August 3rd, before we had secured insurance coverage (yea, it came down to the very last few hours) there was discussion about intentionally increasing our cash reserves so that we can better withstand the higher economic risk that our forested location and reluctant insurance carriers present. Your Board recommends that the additional amount that had been budgeted for insurance cost be used to increase our collective cash reserves so that we, as a membership, will be better able to fund the higher deductibles and lower limits that the insurance industry is forecasting for our neck of the woods. The insurance market is just that, a market that changes based on forecasts and external inputs and events, so we will pray that next year we face better prospects and will in the meantime better prepare ourselves for what challenges may come.

See you at the Ranch,
Ken Waterhouse, Treasurer

Finacial Results

Lutheran Valley Ranch, Inc.
FY 2024

	Actual FY 21	Actual FY 22	Actual FY 23	Actual FY 24		Budget FY 25
Revenue	*9/20 - 8/21*	*9/21 - 8/22*	*9/22 - 8/23*	*9/23 - 8/24*		*9/24 - 8/25*
Contributions			7,389			
MCVFD Rent	1,200	1,200	1,200	1,200		1,200
Grader / RH Rental	400	125	450	200		
Interest / Recording Fees / Recyc	1,193	1,428	2,877	3,053		1,200
Late Fee / Misc. / Spec Events	696	555	550	820		
New Members Fees	8,000	8,000	2,000	15,200		5,000
Associate Memberships	500	500	800	1,050		1,050
Membership Assessment	55,425	51,175	63,788	67,433		85,400
Revenue	$67,414	$62,983	$79,054	$88,956		$93,850
Operating Expense						
Accounting	750	750	1,450	925		1,675
Bank Service Charges			61	251		276
Church service	2,000	1,450	1,600	400		900
Contribution to LV Retreat	20,000	9,000	9,000	7,511		8,645
Depreciation	12,641	13,220	13,451	18,751		20,916
Diesel Fuel	820	1,558	1,709	783		1,750
Fish	4,151	3,826	4,332	3,176		4,500
General O&M	1,200	332	154	311		400
Insurance	11,298	11,340	13,855	8,603	**	27,710
Lake Expenses	1,192					
Newsletter	785	803	886	750		800
Office / Postage	1,258	831	1,516	1,119		900
Total Ranch House Expense	**11,226**	**7,875**	**4,999**	**6,811**		**6,266**
Real Estate Taxes	8,827	9,220	8,917	8,245		9,450
Roads + LVR Trail permit	151	157	679	2,475		2,175
Signs	158		168	224		275
Special Events Expense	1,042	1,385	1,224	1,172		1,350
Taxes - Income			150	233		225
Utilities	2,725	3,594	4,730	3,918		4,544
Vehicle O&M	2,951	1,066	1,041	844		800
Website	90	432	3,000			250
Total Operating Expense	$83,265	$66,839	$72,922	$66,501		$93,807
Ordinary Income	($15,851)	($3,856)	$6,132	$22,455		$43
Capital Invest / Special Projects	6,047	15,861	51,809	5,686		0
***Cash Flow** *	($9,257)	($6,497)	($32,226)	$35,520		$43
Total Checking / Savings	$131,231	$126,736	$96,733	$143,606		

Confidential

Lutheran Valley Ranch

RAMBLINGS NEWSLETTER
PO BOX 1352
COLORADO SPRINGS CO 80901

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Lutheran Valley Ranch