

TROA Board Meeting August 29, 2022

The Board Meeting was called to order by Elizabeth Lutes at 6:05pm.

All Board members were in attendance.

Guests: Cindy Moore and Marion Robinson

Agenda: Election of Officers
Roads/weeds/dumpsters
Finances
Potential Solution for Caretaker Arrangements
Ranch Office Conversion
Website and Minutes

Website and Minutes: Brad asked what was happening with the Timberdale website and posting the Board Meeting Minutes. Tim and Mark have been working on this and it has been fixed. The Minutes will again be posted on the website and each meeting will begin with the reading of the Minutes from the previous meeting.

Election of Officers: Mark agrees to continue as Treasurer. Elizabeth made a motion, Mike seconded it and approval made. Elizabeth has agreed to again be President. Motion made by Mark, second by Dave and approved. Dave will continue as Vice President. Motion made by Elizabeth, second by Tim and approved. Cathy will continue as Secretary. Motion made by Dave, second by Elizabeth and approved. Brad will continue in roads, weed and dumpsters, Mike with the Architectural committee and Tim with ranch communications.

Roads, weeds, dumpsters: Brad reported that Lucky 7 hasn't been out to do the road work yet, but he is working to get a firm date from them. We have placed a \$3000.00 deposit with them. He mowed their pasture, will do the Wagner-Lockard next and he and Preston will work on spraying weeds in September. Hailey Redding has put fencing up for her horses and is ready to put them out. Brad and Mark are working on the signs for the dumpsters and recycling bins. We talked about moving the recycle bins, but decided to leave them where they are. Brad and Mark will work on an email

concerning the dumpsters and recycle bins and will include the letter from TDL that is needed to take glass to the facility to recycle.

Caretaker: Mark stated that Preston has signed his new contract. Mark is working on transferring the electric at the cabin into Timberdale's name so that we can pay the bill. Thank you to Gary Gurholt for the road repairs done on Badger and part of Chimney. Cindy Moore asked how long Preston will be here. His contract end June 1, 2023. Snow plowing will be the bulk of his work. He has a certain number of hours in his contract that he is obligated to.

Finance: Mark reported that we received \$2000.00 in gas royalties this month. We spent \$100.00 on a sprayer, \$170.00 on tractor chain repairs, done by Brad and Dave and approximately \$130.00 on the Annual Meeting.

Ranch Office Conversion: Mike asked Patrick to come back out and do a deeper dive into what needed to be done to convert the office into living space. They pulled back window ledges and looked at other parts of the house and it was not as bad as originally thought. His estimate for his work is \$40,000.00. Total renovation cost could be \$50 to \$60 thousand depending on how much we are willing to do ourselves. Financing options were discussed including using part of our savings and a special assessment to the homeowners.

Other options to caretaker were discussed:

- 1) Hiring someone in the ranch to plow using our equipment.
- 2) Hiring someone outside the ranch to come in and plow. The problem with this option, is we will be taken care of after all the in town plowing is done.
- 3) Finding someone with an RV who is looking for a place to park to live on the premises in their RV and do the plowing.
- 4) A hybrid solution: Someone in Timberdale running the truck with the plow on it to clear a path and then someone outside the ranch coming in to clean up.

Brad and Dave took the inspection report done in March and reviewed some of the things to be done. Their estimate is that the cabin can be repaired for around \$20,000.00 and used as living for a caretaker. Several in attendance had not seen the inside of the cabin so Dave took them over and explained what they were looking at. Most of the repair work needed is

in the plumbing. At this point, the Board is looking at repairing the cabin as the best route. A meeting will be held in about 2 weeks to decide what to do.

Other: Marion asked if all meetings could be done via Zoom as a lot of people can't make in person meetings but would like to be a part of them. Dave agreed to bring an ethernet cable down so reception could be reached in the office and all future meetings will be hybrid meetings with people having the option to participate via Zoom if they cannot attend in person.

The meeting was adjourned at 7:23pm.