

Timberdale Ranch Owners Association

Board of Directors Meeting Minutes

Location: Zoom meeting via the internet

Date: October 20, 2021

Time: 6:00 pm

Directors Present

Elizabeth Lutes, Dave Butler, Jim Tenzca, Mark Blaskovich, Mike Crouchelli, Tim Nichols and Cathy Macklin.

Guest Present

Josh and Claudia McDaniel, Marion Robinson, Robin Linde, Lisa Brixey and Carrie Bachelder.

The Meeting was called to order by president Elizabeth Lutes. Introduction of guest.

The agenda was:

1) Officer Elections and Board member responsibilities

This is the first meeting of the 2022 fiscal year. Mark has been treasurer and is willing to continue in this position. A motion was made by Elizabeth, seconded by Jim to keep Mark as treasurer. Approved by Board members.

Cathy has been secretary and is willing to continue in this position. A motion was made by Elizabeth and this was approved by the Board members.

Elizabeth is president and willing to continue in this position. A motion was made by Mike and she was approved as president.

Dave is vice president and is willing to continue in this position. A motion was made by Elizabeth and he was approved.

Jim is in charge of ranch affairs and managing Preston Goetzke, caretaker, and is willing to continue. He was approved.

Mike is in charge of the architectural committee and willing to continue. He was approved.

Tim was asked to take the position of communications and he agreed and was approved.

Dave is in charge of fire mitigation.

2) Ranch Affairs

Jim pointed out that the chimney is pulling away from the house, or more specifically, the ranch house is sinking. He asked that we keep an eye on the house and address this on a future agenda. Also, the arena fencing is in need of repairs. Do we want to replace it or take it down?

The fence outside the ranch gate is also in need of repairs. It has an electric fence in front of it now but it needs to be addressed. Dave, Preston and Jim can look at this as well as the fencing on the Timberdale/Cundiff border and see about rebuilding it. It may be possible to get a dozer in to clear brush which will also help with fire mitigation.

Preston harrowed Chimney Hill after the last rain and this helped with wash boarding. The Board approved getting a load of gravel to have on hand for the winter.

Discussion was also held about the dumpsters and when the bill will be due. A new contract was negotiated for the year and one month free was obtained.

3) County weed management program

Jim stated that the county weed management program has ended but he will reach out and see if it will be offered again. Grant money may be available for spraying and weed control.

4) Finance update

Mark shared the 2022 Budget. All dues were collected for 2021 and invoices will go out for 2022. An increase of dues and the 2022 Budget were approved at the Annual Meeting.

Over the winter, the Board will work on a plan for tractor replacement. Elizabeth will write the year end letter in December.

The meeting was adjourned at 6:45pm.