

# Timber Valley Ranches Association

## Board Meeting Minutes

October 8, 2024

\*President Cameron McCoy asks for any additions to the agenda presented.

Meeting called to order at 6:06 pm.

**Roll Call:** Cameron McCoy, Robin Francis (6:15), Stacy Fleep, Kay Smith, Rick Esaacson, Jana Scoggins, Jacob Wolf (6:30) present. Guests John Beck, Kiah Teves.

**Minutes:** September 14, 2024 Board Meeting minutes were submitted by Stacy Fleep.

**MOTION:** Kay motioned to accept the Board Meeting Minutes as written, seconded by Jana. Motion carried unanimously.

**Financial Reports:** Treasurer's Financial Report was submitted to the Board. The Board suggested that future Financial Reports include a line within Operating Expenses showing Brush Pile Maintenance expenses.

**MOTION:** Stacy motioned to accept the September Financial Report as written, seconded by Jana. Motion carried unanimously.

Stacy presented the YTD Budget summary.

### Committee Reports:

**Road Report:** Robin is still expecting spot fall grading to happen late October or early November depending on moisture levels.

- Snow plowing contract (RFP): pending. Robin will get from Dusty by 11/1/24.

**Shower House Report:** All ok at this time. Will be shut down 11/1/24.

**Archive Committee:** Nothing to report.

**Brush Pile Committee:** Pile was pushed up the the end of September. May need one more push up before end of the year. Contractor wants to grade out area after the spring burn.

### Correspondence:

\* none

### Unfinished Business:

\* Committee "cheat sheet" outlines (Stacy):

- Roads (Robin): pending

**ACTION:** Robin will submit draft by the end of the year.

\* TVRA master spreadsheet (Stacy): pending

\* Liens (Stacy/Kay): pending

\* Chuckwagon Rd project (Robin): Robin says project is set to be done in conjunction with fall grading, depending on weather. Rick reminded the Board that the September email vote to approve the project is null and void because there was not unanimous approval. Rick requests a scope of work to be submitted to contractor. Cameron is concerned that we won't have enough moisture to really get the base rock packed in and would like to delay the project until spring.

**MOTION:** Jacob motioned to approve the existing Chuckwagon project proposal, including a scope of work and a spring start date. Seconded by Stacy. After discussion, motion withdrawn.

Robin will tell Dusty to hold off on starting the project. Board Members will work on writing a Scope of Work for approval to submit to the contractor. A re-bid will be expected at that time.

#### **New Business:**

- \* Reviewed Bylaws for info on Board duties regarding authorizing expenditures and payments. After discussion, the Board came to consensus understanding that:
  - Operating Expense expenditures, within budgeted amounts, do not need to be pre-authorized by the Board.
  - Any bill over \$300 must have 3 Board signatures when submitted for payment.
- \* Stacy submitted the Operating Reserve creation document (2021) to all Members for their binders.

#### **Public Comments:**

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**Next Board Meeting – Nov 12, 2024 6pm.**

Adjournment: Cameron adjourned meeting at 7:26 pm.

Submitted by

Stacy Fleeup  
TVRA Board Secretary