

# Timber Valley Ranches Association

## Board Meeting Minutes

October 14, 2025

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

Meeting called to order at 6:10 pm.

**Roll Call:** Cameron McCoy, Josh Brooks, Stacy Fleup, Jana Scoggins, Rick Esaacson, Jacob Wolf (6:15), Cynthia Sackos present. Guests Tawnya Brooks, John Beck.

**Minutes:** September 13, 2025 Board Meeting minutes were submitted by Stacy Fleup.

**MOTION:** Josh motioned to accept the Board Meeting Minutes as written, seconded by Cynthia.

Motion carried unanimously.

**Financial Reports:** Treasurer's September Financial Report was submitted by Jana. Jana ordered a debit card to streamline bill payments. Jana says TVRA is required to file an annual tax return, but it appears that has never been done, nor have we sent out 1099's to our contractors; she also believes we don't have an EIN filed with the IRS. There will likely be penalties for failure to file for prior years.

**ACTION:** Jana will allocate approved budgeted amounts into Operating Reserve and Capital Projects categories on her next report.

**ACTION:** Jana will work on coming into compliance with the IRS.

**ACTION:** Stacy will print the Operating Reserve document for all Board Member's binders.

### Committee Reports:

**Road Report:** After driving all roads and finding them in good condition, Rick suggests not doing fall grading and putting the monetary savings toward gravel in the spring; the Board agreed. Rick submitted a single page revised snow plow contract for Board input, no changes were suggested by the Board.

**ACTION:** Rick will send snow plow contract to Dusty asap.

**Shower House Report:** absent

**ACTION:** Rick will do research on washer/dryer options. Chad Dehne may know of an available set.

**Archive Committee:** Jacob created a records matrix that outlines which documents need to be retained and length of retention. Further discussion will ensue as Committee works through historical archive for digitization. Jacob prefers cloud based storage to a physical on-site storage (ie thumb drive) for safety and continuity as the Board changes Members. Jana asked about compliance requirements for scanning software.

**ACTION:** Jacob will research scanner software compliance requirements.

**Brush Pile Committee:** Contractor pushed up pile, and said he will want to charge more next time due to travel time. Rick will check on DNR Grant availability after the first of the year. Cameron confirmed that Meadow sign company has free old billboards available.

**ACTION:** Cameron will text Jacob the address, Jacob will swing by the sign company and pick up a tarp to partially cover brush pile prior to burning.

### Correspondence:

\* none

## **Unfinished Business:**

\* Committee “cheat sheet” outlines (Stacy): items complete.

\* TVRA master spreadsheet (Stacy): working document complete.

\* Liens (Stacy): pending. The Board discussed alternative options including small claims court, etc. The Board may need to implement intermediate steps between annual billing and placing liens on properties. No decisions made at this point and further research is needed.

\* Bus Stop (Jacob): pending.

**ACTION:** Josh will donate some plywood to the project.

\* Insurance (Stacy): Still have not heard from Agent Judith. After discussion, the Board believes that our current policy serves our needs and item can be taken off the agenda.

\* Moonshine Hill (Rick): Rick is waiting to hear back from PUD contact. Rick will also put the culvert drainage at the bog on W Timber Valley Rd back on PUD's radar.

\* Fire Preparedness (Jana): pending.

**ACTION:** Rick will inquire as to who owns the water tank on Mill Rd.

\* TVRA website (Jacob): Jacob presented several options for website hosting. In researching free plans for nonprofits Jacob has not been able to find the original nonprofit award letter and believes that TVRA has never filed for nonprofit designation with IRS. This ties in with the tax issues that Jana is working on. Discussion will continue at the next Board Meeting.

\* Reduced fees for landlocked lots in TVRA:

**MOTION:** Jacob motioned to allow landlocked TVRA lots to abstain from paying dues, seconded by Stacy. After discussion motion failed unanimously.

## **New Business:**

\* Emergency escape routes: Stacy discussed the need to keep the emergency route from the end of Moonshine Rd to Bill Moore Rd cleared of recent logging debris. Since SDS sold their land, we don't know who to contact to have the gate at Bill Moore Rd opened in an emergency.

**ACTION:** Josh will contact new owner Columbia Land Trust property owner about key availability.

**ACTION:** Stacy will contact local Fire Dept about key availability.

## **Public Comments:**

\* John Beck asked permission to remove a tree on the road shoulder near his driveway.

**ACTION:** Rick will go by and inspect the tree.

## **Next Board Meeting – March 10, 2026, 6pm.**

**MOTION:** Josh motioned to adjourn the meeting, seconded by Rick. Motion passed unanimously. Meeting adjourned at 8:12pm.

Submitted by

Stacy Fleaup  
TVRA Board Secretary