

Timber Valley Ranches Association

Board Meeting Minutes

June 10, 2025

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

Meeting called to order at 6:01 pm.

Roll Call: Cameron McCoy, Stacy Fleup, Kay Smith, Rick Esaacson, Jana Scoggins, Jacob Wolf present. Robin Francis absent. Guest John Beck.

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

MOTION: Kay motioned to accept the Board Meeting Minutes as written, seconded by Jacob. Motion carried by majority, Cameron abstained due to absence from May meeting.

Financial Reports: Treasurer's Financial Report was submitted to the Board. The YTD Budget was submitted to the Board.

Committee Reports:

Road Report: absent, no report. Kay presented the spring road grading and rock delivery bill, which was significantly higher than expected. After the meeting Stacy reviewed the recording from April, where Robin stated she would anticipate the grading to be about \$2000 and 4 loads of rock at approx \$740/load (may be less if County graded Bill Moore Rd prior to hauling, which they did), targeting to keep the work at/under 5K. This money would be available from the Road Maintenance remaining balance, plus the unspent snow removal funds. Final bill after work completed was over \$6600. Rick said the bill for Chuckwagon Rd had errors, wondering if spring road grading bill had errors too.

ACTION: Robin will need to clarify billing to Board before payment, **end of fiscal year 6/30/25**.

Shower House Report: absent, no report.

Archive Committee: nothing to report at this time.

Brush Pile Committee: Received reimbursement check into our account. New Grant availability is on hold until at least September, we may want to think about adding category to our own budget this year. Jana is concerned about the current pile size, however it is still well within the boundary established by the Fire Department. We may want to think about inviting the Fire Chief to a future meeting for a joint project review.

Correspondence:

* none

Unfinished Business:

* Committee “cheat sheet” outlines (Stacy):

- Roads (Robin): pending

ACTION: Robin will complete by end of August

* TVRA master spreadsheet (Stacy): pending

* Liens (Stacy/Kay): pending.

ACTION: Stacy will contact Amerititle and provide them the TVRA email address.

* Chuckwagon Rd project (Rick): Work has been completed. Rick noticed errors in billing, will get clarification from contractor prior to submitting for payment. Rick thinks that the Scope of Work document was beneficial, suggests discussing adding a penalty clause for missed deadlines in the future.

ACTION: Board needs to discuss changes to Scope of Work document

* Bus Stop: pending.

ACTION: Jacob will submit proposal for project.

* Insurance: Current policy reviewed, no changes available to further reduce premium.

ACTION: Stacy will inquire about getting a comparable quote from another company.

New Business:

* Annual Meeting: Set date of Saturday, Sept 13, 11:30 potluck and 1pm meeting time, at Appleton Fire Station. Jacob will establish Nominating Committee, Kay will establish Audit Committee.

ACTION: Stacy and Kay will meet to update the Member phone list, then send to Jacob.

* Moonshine Hill: Rick asked about reworking the grade of Moonshine Hill. The Board expressed interested in looking into the issue again. KPUD will be extending three-phase into that area next summer, may look into partnering with them?

ACTION: Rick will start doing some inquiries.

Public Comments:

* none

Next Board Meeting – July 8, 2025 6pm.

MOTION: Jacob motioned to adjourn the meeting, seconded by Stacy. Motion carried unanimously. Meeting adjourned at 7:48pm.

Submitted by

Stacy Fleaup
TVRA Board Secretary