

Timber Valley Ranches Association

Board Meeting Minutes

July 8, 2025

*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, Stacy Fleeup, Kay Smith, Rick Esaacson, Jana Scoggins, Jacob Wolf (6:20pm). Guest Fred Gervase.

Minutes: June 10, 2025 Board Meeting minutes were submitted by Stacy Fleeup.

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

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

Committee Reports:

Road Report: Robin had emailed explanation of Contractor's Spring Grading bill prior to meeting, and further discussed during the meeting (grading was \$500+ over her estimate, \$460+ sales tax was not included in her estimate, the roller move in fee of \$250 was added to spring maintenance bill but could have just as easily been added to Chuckwagon Rd project because it was used on both projects, the roller work of \$440 was not included in her estimate. Accounting for approx \$1650+ overage). The 5k Board authorized budget was not conveyed to contractor. Jana reiterated that this overage issue is a great example of why we need to have a Scope of Work for all of our projects. The majority of the Board is in agreement with that.

Shower House Report: all ok at this time. Rick asked about adding a coin operated washer and drier to shower house as Member amenity. Jana asked if showerhouse key holders are all current on their dues, asked about re-keying. Jana mentioned upgrading to a fob entry system.

ACTION: Cameron will look into possible re-key of showerhouse

ACTION: Rick will do research on washer/dryer options.

ACTION: Kay will compile delinquent dues list.

ACTION: Jana will look into keyless entry systems.

Archive Committee: nothing to report at this time.

Brush Pile Committee: Pile is looking good. Grass is ready to mow.

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. Will be worked on after new Board is installed in

September.

* Liens (Stacy/Kay): pending. Will be worked on in the fall after new Board is installed.

* Bus Stop (Jacob): pending. Jacob may post fliers at the big tree once school starts back up.

* Insurance: Stacy is waiting to hear back from a couple of agents regarding competitive quotes. Reached out to current agent again with more questions (small additional fee added to bill, question about proper coverage, etc).

* Annual Meeting (Stacy): fire station is available for Sept 13 Annual Meeting. Packet Committee Reports need to be completed prior to August meeting.

ACTION: Road Committee (Robin), Showerhouse Committee (Robin), Archive Committee (Jacob), Brush Pile Committee (Rick) need to have reports submitted to Stacy by August 1.

ACTION: President's letter (Cameron), and Treasurer reports (Kay) need to be submitted to Stacy by August 1.

* Moonshine Hill: Rick wants to look into the possibility of working with KPUD to rework the grade of Moonshine Hill when they extend three-phase electricity into that area.

ACTION: Robin will pass her KPUD contact info along to Rick.

New Business:

* 2025/26 Budget: Stacy presented the Budget that was created by Fred Gervase, based on 5 year expense averages and inflation increases based on the Consumer Price Index from the past 12 months (2.85%, rounded up to 3%). Insurance category constantly increases, so using 5 year average is not appropriate (current Agent clarified with Stacy that there is no way to predict increases in premiums from year to year, contrary to what was discussed previously). Used current policy amount with a 4% increase for Budget. Discussed increasing the budgeted amount for Office to \$622 due to the upcoming increase in postage. The PUD category seemed too low, as we spent more this past year than we have on the proposed budget based on 5 yr average (due to rate increase). Suggest adjusting to \$630. Discussed removing the money allocated to Liens at this time, since it isn't enough to even post one Lien. Agreed to add Brush Pile Maintenance to our Budget, rather than rely on the possibility of a DNR Grant, allocating 3k to category. The Board expressed concern that continuing to not raise dues when expenses are continually increasing is not sustainable long term.

MOTION: Stacy motioned to increase Annual Dues by 10% to \$160, seconded by Kay. After discussion motion passed unanimously.

MOTION: Stacy motioned to accept 2025/26 Budget with agreed upon changes above, seconded by Jacob. Motion passed unanimously.

Public Comments:

* none

Next Board Meeting – August 12, 2025 6pm.

MOTION: Robin motioned to adjourn the meeting, seconded by Jacob. Motion passed unanimously. Meeting adjourned at 7:56pm.

Submitted by

Stacy Fleep
TVRA Board Secretary