

Timber Valley Ranches Association

Board Meeting Minutes

September 13, 2025

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

Meeting called to order at 2:04 pm.

Roll Call: Cameron McCoy, Stacy Fleeup, Rick Esaacson, Jana Scoggins, Jacob Wolf, Cynthia Sackos, Josh Brooks. Guests Kay Smith, Suzie McCoy, Clark Fleeup, Chad Dehne, Bill Muldoon, Fred Gervase, Mike Gowan.

Minutes: August 12, 2025 Board Meeting minutes were submitted by Stacy Fleeup.

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

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

Committee Reports:

Road Report: nothing to report at this time.

Shower House Report: nothing to report at this time.

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

Archive Committee: Jacob has found some info on free web hosting options for non-profits, will continue to research.

Brush Pile Committee: Rick is communicating with a new Contractor to push up pile. Grant availability is still slim but will keep checking on it.

ACTION: Cameron will ask billboard company about a used billboard tarp to partially cover pile prior to burning.

Correspondence:

* none

Unfinished Business:

* Committee "cheat sheet" outlines (Stacy):

- Roads: completed
- Brush Pile: needs to be written

ACTION: Stacy and Rick will work on the Brush Pile cheat sheet.

* TVRA master spreadsheet (Stacy): pending. Will be worked on in the fall.

* Liens (Stacy): pending. Will be worked on in the fall.

* Bus Stop (Jacob): Jacob is working on pricing materials.

* Insurance (Stacy): pending

ACTION: Stacy will follow up with Agent Judith

* 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 their radar.

* Fire Preparedness (Jana): Jana is continuing to research grant availability for non-profit organizations.

* TVRA website, improvements to communication with Members (Jacob): Jacob is continuing to research web hosting options

New Business:

* Reduced fees for landlocked lots in TVRA: at the 2025 Annual Meeting, a Member asked the Board to consider offering a discounted annual fee for lots that are only accessed off of Canyon Rd (a County maintained road). After discussion from the Board and Guests, the general consensus was that we won't offer discounted fees due to use/non-use of amenities. The Board will formally motion and vote on this issue at the October Board Meeting.

Election of Officers and Committee Chairs:

- President: Rick nominated Cameron, seconded by Jacob; carried unanimously
- Vice President: Jana nominated Josh, seconded by Rick; carried unanimously
- Secretary: Rick nominated Stacy, seconded by Jacob; carried unanimously
- Treasurer: Rick nominated Jana, seconded by Cynthia; carried unanimously
- Road Committee: Jacob nominated Rick, seconded by Jana; carried unanimously
- Showerhouse Committee: Stacy nominated Robin, seconded by Rick; carried unanimously
- Archive Committee: Stacy nominated Jacob, seconded by Cynthia; carried unanimously
- Brush Pile Committee: Stacy nominated Rick, seconded by Jacob; carried unanimously

Public Comments:

* none

Next Board Meeting – October 14, 6pm.

MOTION: Rick motioned to adjourn the meeting, seconded by Jacob. Motion passed unanimously. Meeting adjourned at 3:01pm.

Submitted by

Stacy Fleaup
TVRA Board Secretary