

Timber Valley Ranches Association

Board Meeting Minutes

March 10, 2026

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

Meeting called to order at 6:06 pm.

Roll Call: Cameron McCoy, Josh Brooks, Stacy Fleup, Jana Scoggins, Rick Esaacson, Jacob Wolf, Cynthia Sackos present. Guests Jax Brooks, Georgie Sackos.

Minutes: October 14, 2025 Board Meeting minutes were submitted by Stacy Fleup.

MOTION: Jacob 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 mailed 2025 Contractor 1099's. The Administrative budget will likely be exceeded as there are still a few minor upcoming expenses.

MOTION: Stacy motioned to allow Administrative Operating Expense to go over budget by up to \$200, seconded by Jacob. Motion carried unanimously.

ACTION: Jana will continue to 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: Rick will be driving the roads with Dusty in the next week or two to assess spring grading needs. Rick has heard that Green Diamond is anticipating cutting the timber unit adjacent to the big tree. Rick is concerned about the location of W Timber Valley Rd from the big tree to Buckskin, thinks it may be on Green Diamond property; John Cole with Green Diamond says they may be willing to supply some rock to improve that section road.

Shower House Report: absent

Archive Committee: Stacy transferred shower house key and winter lock key to Jacob. Jacob will be working on organizing files.

ACTION: Jacob will research scanner software compliance requirements.

Brush Pile Committee: Over the winter the brush pile was burned, poorly. Communication has broken down between Committee and Fire Chief. It was suggested that several Board Members attend Fire Commissioner meeting to try to find common ground.

ACTION: Cameron will check with sign company regarding tarp to cover brush pile.

ACTION: Jana will contact Appleton Fire Commissioners and request to attend their next meeting.

Correspondence:

* none

Unfinished Business:

* Liens (Stacy): pending.

* Bus Stop (Jacob): Bus stop will need to be moved prior to timber being cut.

ACTION: Rick will load bus stop and deliver to Jacob for repairs/improvement.

* Moonshine Hill (Rick): Rick says PUD will not be extending their new line up Moonshine, so it's not likely that we will be able to do anything to improve the hill at this time.

* Fire Preparedness (Jana): Rick says water tank on Mill Rd is not suitable for use. Cynthia will take over this item going forward.

* TVRA website (Jacob): Jacob launched TVRA website and donated 2 years of domain name registration and web hosting to TVRA. Website in development.

* Emergency escape routes (Stacy): pending

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

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

New Business:

* Moonshine RV (Jana): Jana is concerned about the abandoned RV on Moonshine Rd, as it is unsightly and also impacts road safety. She contacted the Sheriff but they will not act as the RV is on our private road. Jacob thinks there may be a work around with the property owner and/or adjacent property owner requesting an abandoned vehicle title. Jana says there is a volunteer group within Klickitat County that may be able to help with the cleanup process, unsure of contact info.

ACTION: Josh will contact Realtor to follow up on previous cleanup job.

ACTION: Stacy will contact Sheriff to run the plates.

ACTION: Jacob will contact County regarding abandoned vehicle filing process.

Public Comments:

* none

Next Board Meeting – April 14, 2026, 6pm.

MOTION: Rick motioned to adjourn the meeting, seconded by Jacob. Motion passed unanimously. Meeting adjourned at 7:57pm.

Submitted by

Stacy Fleaup
TVRA Board Secretary