

Timber Valley Ranches Association

Board Meeting Minutes

April 14, 2026

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

Meeting called to order at 6:12 pm.

Roll Call: Cameron McCoy, Stacy Fleaup, Rick Esaacson, Cynthia Sackos present. Josh Brooks, Jana Scoggins, Jacob Wolf absent. Guest Fred Gervase.

Minutes: March 10, 2026 Board Meeting minutes were submitted by Stacy Fleaup.

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

Financial Reports: Treasurer absent.

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

Committee Reports:

Road Report: Spring grading has been completed and two loads of rock were spread. Rick discussed the possible need to install culverts across two driveways on W Timber Valley Rd, will continue to monitor this.

Shower House Report: Robin absent but report was texted to Stacy. Shower house is open and the light switch was changed from a motion switch to a timer switch. There is concern about who is hauling water, as the water access was never intended to provide ongoing household supply in lieu of private wells. We may want to rekey showerhouse to ensure only Members in good standing have a key.

ACTION: Jana to compile a list of current showerhouse key owners.

Archive Committee: absent.

ACTION: Jacob will research scanner software compliance requirements.

Brush Pile Committee: Rick will have a contractor push up the pile.

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

Correspondence:

* none

Unfinished Business:

* Liens (Stacy): pending.

* Bus Stop (Jacob): absent.

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

* Fire Preparedness (Cynthia): pending.

* TVRA website (Jacob): absent. Fred noticed that the website Domain Name is incorrect (timbervalleyranchers instead of ranches). Fred suggested having a 'bulletin board' for notices on the website; Cynthia would like to see a 'suggestion/feedback' tab on the website.

* 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.

* Moonshine RV: Josh emailed that he contacted the realtor, who will contact the RV owner for removal. Realtor also said previous property owners were responsible for property cleanup (including the RV).

ACTION: Stacy will contact Sheriff to run the plates.

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

New Business:

* none

Public Comments:

* Fred Gervase offered to donate the building at 20 Rustic Rd (and then the property itself upon his death) to TVRA for Member use as a clubhouse. Further Board discussion is needed.

Next Board Meeting – May 12, 2026, 6pm.

MOTION: Rick motioned to adjourn the meeting, seconded by Cynthia. Motion passed unanimously. Meeting adjourned at 7:16pm.

Submitted by

Stacy Fleaup
TVRA Board Secretary