

**R-Ranch POA Board of Directors
Board Working Session**

Minutes

Tuesday, 7/25/2023 6:00pm

Via Zoom

1. Call to Order by Mark Osborne at 6:07pm
2. Mark Osborne read the following for the record: **This meeting is being recorded. By attending, you are consenting to being recorded. Recordings can be made available to owners in good standing.**
3. Roll Call by Mark Osborne

Mark Grenbemer: President (Joined meeting at 6:11pm)

Mark Osborne: 1st Vice President

Travis Morgan: 2nd Vice President

Jason (Jay) Adams: 3rd Vice President

Patrick Iler: 4th Vice President

Emilie Simmons: Secretary

Heath Kauffman: General Manager was also present

6 Directors were present, Quorum was established

4. Hearing no objections, Agenda was set by Mark Osborne

Mark Grenbemer joined the meeting at 6:11pm

5. **Travis made the motion to approve the minutes from 6/19/23 as presented. Mark O seconded the motion. Motion carried with 5 Directors in favor (Mark G, Mark O, Travis, Jay, and Emilie) and one abstain (Patrick).**

Patrick made the motion to approve the minutes from 7/1/23 with the following corrections: Mark Grenbemer's name spelled correctly, and the addition of the times of the Owner Discussion Meeting. Travis seconded the motion. Motion carried unanimously.

Announcements and Calendar

6. Emilie read the following announcements:
 - a. 8/1/23 Working Session of the Board with the Rebuild Committee to finalize layout plans for the building project.
 - b. Saturday, August 19th, 3rd Quarter Board Meeting. 10am in the Klamath Lodge and via Zoom. It is anticipated that the Board will review and possibly adopt the Owner's Handbook (Brown Book) at this meeting.

Reports

7. Mark Osborne provided the Executive Meeting Report. The Board met on 6/19/23 for Owner disciplinary action. The Board met on 7/19/23 to discuss litigation, personnel matters, contracts, and owner disciplinary items. The Board met on 7/24/23 to discuss the formation of an Executive Committee.

Unfinished Business

8. Discussion was held about a potential new CPA firm. They will audit our books and file our taxes, with a year-to-year contract. They are the firm that handles KRCE, and they are familiar with non-profits. **Emilie motioned to approve the contract with “Sonnenberg & Company, CPAs” as presented. Patrick seconded the motion. Motion carried unanimously.**
9. The Board and Advisory Committee continued to review and work on the Owner’s Handbook (formerly called the Brown Book.) They reviewed the first 11 sections. The remainder of the Handbook will be reviewed at a future meeting.

A break was held from 7:44pm until 7:50pm

New Business

There was no new business on the agenda.

Jay Adams left the meeting at 8:54pm

Owner Comment Time

10. Owner Comment Time was facilitated by Emilie Simmons

Owner Bob Coffin: Doesn’t approve of having any guests being able to use the Ranch for free (guests at the ranch for less than 4 hours do not have to pay).

Owner Rod Carson: Do employees get 1099’s for their benefits?

Answer: Employees don’t get benefits. Their potty pumps and reduced electricity are part of their wage packet.

Barbara Dalmau: More security is needed at both campgrounds. Are employees back-ground and drug checked?

Answer: Yes, background checks and drug tests are in place for employees.

11. Travis made the motion to adjourn. Mark O seconded the motion. Motion passed unanimously. Meeting adjourned at 9:07pm.

Minutes approved unanimously on 8/1/2023.

Respectfully submitted by Emilie Simmons, Board Secretary

Emilie Simmons