

R-Ranch POA Board of Directors
Board Working Session
Minutes
Tuesday, 8/1/2023 6:00pm
Via Zoom

1. Mark Grenbemer called the meeting to order at 6:02pm
2. Mark G read the following into 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:

Mark Grenbemer, President
Travis Morgan, 2nd Vice President
Jason (Jay) Adams, 3rd Vice President
Patrick Iler, 4th Vice President
Curtis Hancock, Treasurer
Emilie Simmons, Secretary

Heath Kauffman, General Manager was also present

6 Directors were present, Quorum was established.

4. **Patrick made the motion to set the Agenda as revised. Travis seconded the motion. Motioned carried unanimously.**
5. **Travis made the motion to approve the minutes from 7/25/23 as presented. Jay seconded the motion. Motion passed unanimously.**

Announcements and Calendar

6. Emilie presented the following announcements and calendar.
 - a. 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 new Owner's Handbook (Brown Book) at this meeting.

Reports

7. Mark Grenbemer stated that there were no executive meetings since the last open session to report.

Unfinished Business

8. The final draft of the Contractor Selection Policies and Procedures was reviewed and discussed. **Patrick made the motion to adopt the Contractor Selection Policies and Procedures as written. Travis seconded the motion. Motion carried unanimously.**

New Business

9. Discussion was held about marketing and sales. Emilie suggested extending the 50/50 sale through October, and running Facebook/Instagram ads in August and September. Additionally, Emilie brought up the concern that there is a sign along Copco Road with an outdated website address for R-Ranch. Heath will remove the sign or cover up the incorrect address. Curtis presented a plan for hiring a sales person for the Ranch through December, 2023. Further details about the position will be held via email and executive sessions since this is a personnel topic.

Patrick made the motion to extend the 50/50 sale through October 31, 2023. Emilie seconded the motion. Motion carried unanimously.

Travis made the motion to approve the expenditure of up to \$100 from the marketing budget for social media advertising during August 2023. Emilie seconded the motion. Motion carried unanimously.

5 minute break

10. Discussion was held about the layout for the build project. Where to place the cabins, where the septic is. It was determined that using one building that contains a kitchen, TV lounge, and bathrooms will be more cost effective than building 2 separate buildings. The patio should go on the I-5 side of the building due to prevailing wind direction. Further discussion is needed for where to place the cabins.

Owner Comment Time

11. Emilie Simmons facilitated the Owner Comment period.

Owner Brent Schenfisch suggests building the cabins up the hill across from the existing line shacks to leave the former bunkhouse pad open for other buildings in the future.

12. Hearing no objections, and there being no further business before the Board, Mark Grenbemer adjourned the meeting at 8:23pm.

Minutes approved on 8/19/23 by unanimous vote
Respectfully submitted by Emilie Simmons, Board Secretary

Emilie Simmons