

Old Kathleen Ranch Homeowner's Association  
Board of Director Meeting  
July 24, 2021

CALL TO ORDER:

Gary Shipley called the meeting to order 1:02pm

PRESENT: Board Members - Gary Shipley, Pam English, Dick Lass, Shelley Hilton, Lee Tibbetts, Mike Schneider.

Other attendees - Sean English, Judy Donnelly, Jeff Booker, A.J. Schnoes, Gunner Einsle, Sue Gorney, Steve Hails,

APPROVAL OF MINUTES OF PREVIOUS MEETING:

Gary moved to approve as submitted. Judy seconded. Approved

TREASURER'S REPORT:

Sean moved to accept treasurer's report. Shelley seconded. Approved

NEW BUSINESS:

Annual Meeting – We should have a meeting this year, as we couldn't last year. Labor Day weekend – Sept 4, 10am; lunch at noon – proposed date. \$1000 budget. Pam will check with the Freshwater for availability. Gary will send out an email to property owners for interest in serving on the board for 2022.

Election Committee – Mike Schneider, Sean English, Gunner Einsle and Gary Shipley will serve on the election committee.

Pond Issues – Letters have been going out to new property owners saying "illegal ponds" must be drained. The HOA has not received anything for the common area pond. Steve Hails has three ponds. He spoke on what he has been going through. He asked that if anyone else going through this share their information. Finding water engineers and attorneys is difficult.

Microwave Internet Install – Don't think it's going to happen due to access to site and low priority for local providers.

Entrance gates – A property owner has asked if entrance gates can be installed. No proposal has been submitted.

COMMITTEE REPORTS:

Road Committee and Road Maintenance – Very happy with grading done last year. OKR Trail needs to be done this year due to ongoing traffic. Gary will contact same people to do grading this year. Gary and Dick will get together to decide where rock is needed.

**OLD BUSINESS:**

Clean-up of lots 58 – The County is still working on filing litigation for the code violations on Lot 58. Dues have not been paid yet on this lot as well as Lot 59 (same owner). Liens for outstanding dues, plus fees and interest have been filed for both properties.

**ADJOURNMENT:**

Lee moved to adjourn, Gary seconded. Meeting adjourned at 3:00pm.