

Old Kathleen Ranch Homeowner's Association
Annual HOA Meeting
September 28, 2021

CALL TO ORDER: 10:22am by Gary Shipley

PRESENT: See sign in sheet

TREASURER'S REPORT: See attached – Balance \$26,255.03; Income, \$14,593; Expenses, \$1143.28.

Moved by Enrique Ojeda to accept and seconded by Sean English. Motion carried.

NEW BUSINESS:

Grading – same grader that we used last year has been contracted. They can leave a grader here to take advantage of moisture when it rains. That should help with the timing. Keeping to the 20mph speed limit by residents and contractors will help to prevent wash boarding.

Ponds – The state seems to be inconsistent with what they are telling different people. Richard Weston and Steve Hails shared their experiences with the Division of Water Resources. Steve also offered to share information with anyone who is also dealing with this issue.

Hunting and Target Shooting – Primarily a reminder, as we have many new property owners this year, hunting is allowed on your personal property and on others with written permission. With many properties changing owners this year, please be sure you have written permission if you intend to hunt on someone else's property. If target shooting, please be aware of your surroundings.

New 2022 HOA Board Introduction – Since we only had eight people volunteer to serve on the Board for 2022, there will not be an election this year. The 2022 Board members will be Gary Shipley, Pamela English, Michelle Johnson, Dick Lass, Lee Tibbetts, Dave Gorney, Mike Schneider and Steve Hails. The new members will get together soon to decide on Board positions.

New 2022 Grazing Association Board – The new grazing association board was introduced: Sean English – President, Judy Donnelly - Secretary, Gary Shipley - Treasurer, Lee Tibbetts – Director and Jeff Booker – Director. There were two focus' by the new board – 1. To make sure that all administrative and fiduciary requirements were being met. 2. To send out the new grazing leases to all property owners. The new lease will be with Jim Campbell for five-years, January 2022 – December 2026. A reminder that the lease will follow the owner, not the property. If you sell your property, the new owner will need to contact the grazing association to sign a lease agreement.

Open Discussion:

We have many new property owners – about 14 in 2020 and 9 so far in 2021, several of whom showed up for our annual meeting.

ADJOURNMENT: The meeting was adjourned at 11:30am