

Old Kathleen Ranch Homeowner's Association
Board of Directors Meeting
July 16, 2022

CALL TO ORDER: 10:05am

PRESENT: Gary Shipley (HOA Pres), Sean English (Pres. Grazing Assoc.), Rich Taylor, Jenn O'Brien, Joe Donnelly, Judy Donnelly (Sec. Grazing Assoc.), Mike Schneider (HOA Board Member), Dave Gorney (HOA Board Member), Dan Weese, Steve Hails (HOA Board Member), Dave Conley, Michael Johnson, Annemarie Egli, Pam English (HOA Treasurer)

TREASURER'S REPORT: Copy of the Treasurer's Report is attached. Pam reported that all properties, except one, is current and paid in their dues and all liens, except one, have been removed.

NEW BUSINESS:

Ponds: The HOA received a letter from the water board that the common area pond must be able to be drained. The pond is permitted and there is a valve, but it is not operational. To repair the existing valve, the pond would need to be drained. The valve is about 14' deep and cannot be reached any other way. The statute says that there must be a way to drain the pond. Gary and Dave Gorney are to present a siphon plan to the water board representative (Dan). He may approve the siphon plan to drain the pond in lieu of an operational valve. It was moved by Pam English and seconded by Mike Schneider to allot up to \$3,000 to buy materials for the siphon system. The motion was approved.

Fish Stocking: The rules have changed that the pond must be permitted as a private lake to stock it with fish. The permit is available through Fish and Game and screens will need to be installed at both ends of the pond. Fish will not be stocked in the pond at least until after the valve issue is solved.

CR102 Entrance: The log entrance was installed April 2012. It is leaning due to rotten timbers on the West side of the structure. Gary will call the person who installed it to have him come out to find out if it can be repaired. If the cost is prohibitive, it will be removed before it falls down.

Annual Meeting: Will have our Annual Meeting on September 3 at 10:00am at the Freshwater. Lunch will be provided for our property owners. Pam will talk to Jodi to make the arrangements.

Grazing Association: Jim Campbell has released 24 cows, 22 calves and one bull this year. The Grazing Association has filed for 501(c)(5) – Not for Profit Agriculture status from a "for profit" business.

Election Committee: We will need an election committee for the 2023 board. Sean English, Mike Schneider, Joe Donnelly, and Gary Shipley volunteered for the committee.

COMMITTEE REPORTS:

Road Committee: We can no longer use water from the pond to water roads when grading, so grading will only be done when there is enough moisture to grade and spread gravel. Gary will call Ryan, who has done grading for us the past two years, to get on his schedule for this year if we have enough moisture to do the job.

OLD BUSINESS:

Boom Truck: Pam English has started the process to have the abandoned boom truck removed from the common area. Vehicle searches have been completed for Missouri and Colorado.

ADJOURNMENT: Meeting adjourned at 11:30am.