



RIVER RIDGE RANCH PROPERTY OWNERS' ASSOCIATION
Board of Directors Meeting Minutes

April 30, 2019

1. The River Ridge Ranch Property Owners' Association Board of Directors (BOD) meeting for the month of April began at 7:10 PM, April 30 at the home of Dionne Cook. The meeting was documented as follows. The meeting was called to order at 7:10 PM.

Board Members present:

Director and President	Jim Bondi
Director and VP, Administration	Lorri Jenkins
Director and Secretary	Dionne Cook
Director and Treasurer	Brian Trahan
Director and VP, Operations	Cliff Friesen
Also present:	
Safety Committee*	Derek Bentley (*non-board member)

2. Opening Remarks: (Jim)
 - a. Jim welcomed the board members and expressed his gratitude for their active participation. He reviewed the following:
 - 1) Jim opened the meeting by introducing Derek Bentley as the lead to the River Ridge Ranch Safety Committee. It was discussed that a meeting will be conducted with our local First Responders to include the South West Bell Volunteer Fire Department prior to our next monthly meeting. Intent is to develop plans for an emergency egress for River Ridge Ranch residents, Live flight, and other safety related plans for our residents.
 - 2) The April 27 River Ridge Ranch Clean Up was very successful with the few residents that participated in cleaning up Bennet Park and Arrow Head Park. Special appreciation and recognition to those residents that supported the clean-up – truly a great job! Thank you so much.
 - 3) Internet Update – Jim is working with Raymond Perez, CenturyLink Manager to obtain an update on the status of our upgrades.
 - 4) Approved March 21, 2019 Board of Director Minutes.
3. Old Business:
 - a. Update on Road Repair Hi Ridge – Nothing to report / no activity.
 - b. Update on Highway 195 / North Bound Left Turn Lane – Nothing to report.
 - c. Outlook Park Renaming Memorial – Working strategy for signage and design of the memorial park in memory of Chief Warrant Officer Four Matt Salter. Will be reaching out to Doug Aldrich for design opportunities.
 - d. River Ridge Ranch Website – Plan to update and improve security of the website.

4. New Business:
 - a. River Ridge Ranch Website – requires updating and will be worked as a separate action to make it more secure for our members.
 - b. Architectural Control Committee (ACC) Forms – To be updated and uploaded on the River Ridge Ranch Website; and to be made readily available to our members.

5. Reports:
 - a. VP, Operations: (Cliff) – No final plans in place for new lots purchased.
 - 1) Architecture Committee (ACC) Report – three (3) houses under construction.
 - 2) Report on commons maintenance plans (mowing, rock wall repair, grill maintenance, etc.).
 - 3) Status Road Plan for 2019 and beyond (associated with goals and 7year resurfacing).
 - b. VP, Administration: (Lorri)
 - 1) Directory – includes 118 members.
 - 2) Welcome Committee – excellent initiative.
 - 3) Records Management (Back-up and retention of records IAW declarations).
 - c. Treasurer (Brian) PLEASE UPDATE below numbers.
 - 1) Monthly Financial Report –
 See attached Budget Execution for first three months (Jan – Mar) of 2019.
 Balance Sheet Assets:
 Total Administration: \$10,205 / Spent \$3,303 / 32% Spent
 Total Operating: \$18,985 / Spent \$3,612 / 19% Spent
 Total Operations: \$8,780 / Spent \$308 / 4% Spent
 Total Reserve: \$13,000 / Spent \$7,735 / 60% Spent
 Total Assets: \$137,617.04

 - 2) 2019 Budget Execution (Jan – March) – See below Budget

2019 Budget Execution: (Jan - Mar)							
Administration				Operations			
	Annual Budget	Spent	%		Annual Budget	Spent	%
Management	\$4,800	\$1,200.00	25%	Electric (Gate)	\$750	\$137.52	18%
Admin Reimbursements	\$780	\$341.91	44%	Telephone (Gate)	\$750	\$171.15	23%
Insurance (August)	\$1,800	\$0.00	0%	Gate & Entry Lights	\$500	\$0.00	0%
Legal Fees	\$1,000	\$0.00	0%	Landscaping & Front Gate	\$500	\$0.00	0%
2018 Property Taxes	\$950	\$994.53	105%	Mowings @ 500X5	\$2,500	\$0.00	0%
Income Tax	\$100	\$0.00	0%	Road Repair/Patch	\$2,500	\$0.00	0%
Meeting Printing	\$150	\$175.63	117%	Porta-John (Park)	\$800	\$0.00	0%
Meeting Venue	\$425	\$591.30	139%	Volunteer Days @ 50x2	\$100	\$0.00	0%
Welcome Committee	\$200	\$0.00	0%	Parks & Trails	\$300	\$0.00	0%
				DookKing IM Service	\$80	\$0.00	0%
Total Administration	\$10,205	\$3,303.37	32%	Total Operations	\$8,780	\$308.67	4%

Capital Reserve	Budget	Spent	%
UHF Reader	\$2,000	\$0.00	0%
Memorial at Park	\$1,000	\$0.00	0%
Emergency Road Repair	\$10,000	\$7,735.00	77%
Total Reserve	\$13,000	\$7,735.00	60%

Operating Budget	Budget	Spent	%
Total Operating	\$18,985	\$3,612.04	19%
Balance		\$15,372.96	

Capital Reserve Budget	Budget	Spent	%
Total Reserve	\$13,000	\$7,735.00	60%
Balance		\$5,265.00	

4/30/2019

d. Calendar Review / Updates

2019 Board Meetings – Proposal (TBD)

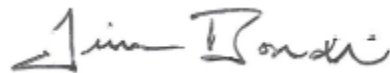
- 30 April - Dionne Cook
- 23 May - Jim Bondi
- 25 June - Lorri Jenkins
- 30 July - Brian Trahan
- 27 August - Cliff Friesen
- 24 September - Dionne Cook
- 29 October - Jim Bondi
- 26 November - Lorri Jenkins

6. Next meeting: May 23, 2019 at Jim Bondi's home.

7. The meeting was adjourned at 9:10 pm.

Secretary Dionne Cook

Minutes Approved



JIM BONDI
PRESIDENT RRR POA