

Wolf Creek Ranch Owner's Association
Board of Directors Meeting Minutes

23 April 2016

Attendees:

Fred Ball
Eliza Bishop
Jan Buechler
Warren Dold
Jim Fletcher
Lori Fletcher
Sue Hill
Denny Hill
Lee Kinard
John Manton
Ellis McKanna
Gerald McLelland
Sue McLelland
Lyn Mefford

Pete Mefford
Tom Mitchell
Susan Mitchell
Bob Ring
Patty Skinner
Tommy Skinner
Bob Snyder
Mark Stracke
Terry Stracke
Cindy Taniguchi
Kim Taniguchi
Nelda Duff
Doug Plas

Attachments

Agenda
Sign-in Sheet (incomplete)

Treasurer's Report

Having confirmed a quorum of directors present to conduct the business of the Association, President Snyder called the meeting to order at 11:00 AM in the Mitchell's home and turned the meeting over to the VP, Lyn Mefford, since Bob is no longer on the board.

Meeting minutes of the previous Board meeting of 16 January 2016, were circulated via email prior to today's meeting. The minutes were accepted by the Board.

Board Selection of Officers

Denny & Sue Hill sold their home earlier this month and are no longer members of the association. Lyn thanked them for their service to the board and ranch and gave them each a WCR jacket in appreciation.

Two new directors were elected to the board in the last election; John Manton and Tom Mitchell. Bob Ring was re-elected. That leaves the board with six members at the beginning of the meeting.

Discussion ensued that before the board selected new officers that it should replace the missing member. The members agreed to do so. The board agreed to select the runner-up from a previous election. The discussion was whether to select from the most recent election or from the slate in the election which elected Sue Hill to the board. There were differences of opinion. Tom Mitchell made a motion to select Jim Fletcher who was runner-up in the same election as Sue was elected in. Second by Lee Kinard. Vote was to accept Jim Fletcher.

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Now, with a 7 member board, the directors selected Tom Mitchell President, Lyn Mefford VP, John Manton Treasurer and Lee Kinard secretary. Congratulations or condolences, whatever is appropriate.

Distribution of Preliminary Minutes

It was brought up that there have been complaints from some owners that the minutes are not available until the next meeting. Doug Plas explained that his minutes will be available to the board within 7 days. The secretary explained that the minutes are generally made available to the board members within a day or two of the meeting and then posted in Nelda's office just after the next meeting. Discussion ensued about having the preliminary minutes posted on the PAMco website and the WCR website more quickly, say within 2 weeks. The board agreed.

There will be a transition period while PAMco absorbs the responsibility for taking and distributing the minutes.

Ag Exempt Status

The ranch is currently in an ag exempt rest period so that the grazing grasses can recover from being overgrazed. Discussion ensued about who the new rancher will be and how many animals will be on the ranch. Lyn suggested forming a committee to begin discussions with potential ranchers for WCR and their requirements. Warren Dold was selected as chairman of the committee and Eliza Bishop volunteered to be on the committee. Others are welcomed.

Filling Committee Positions

Ranch Maintenance – Bob Snyder Chair, Lyn Mefford, Mark Stracke, Susan Mitchell
Firewise – Tommy Skinner Chair
DRB – Jim Fletcher Chair, Tom Mitchell, Debra Burge
Insurance – Bob Ring
Managed Land Deer Program – Fred Ball and Bob Snyder
Employee Relations – Inactive
Professional Management – Inactive

Security

Jim Fletcher has spoken with our local Constable, Leslie Gray, about making a tour through WCR occasionally to provide the appearance of a law officer within WCR. Mr. Gray has agreed to begin January 2017 when he officially begins his term. Meanwhile, keep your shotguns handy.

John E. Manton III 4/26/2016
Tom Mitchell 4/26/2016
Lee Kinard 4/26/2016

Lyn Mefford 4/27/2016

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DRB

Homes under construction: Stracke and Taniguchi.

Barn in process: Manton

Pending – Grigsby on WR-2

There was discussion of what constitutes an outbuilding referred to in Article 7.7.

Tom also pointed out that there are some disagreements between the covenants and the DRB guidelines that the DRB should correct:

1. The DRB guidelines state the construction period is a maximum of 18 months which does not conform to the covenant language.
2. Small seasonal ground flags to mark or identify property entrances do not constitute the definition of prohibited signs in the covenants are are allowed.

Maintenance Committee

Ranch Fencing – the repair of the perimeter fencing is about 2 years ahead of schedule according to Warren Dold There is one segment yet to be finished. A QC inspection will be accomplished before the next meeting.

Road Repairs – Materials are available

This item surfaced a complaint about stockpiling material at the middle gate. It is felt that it is an eyesore at the gate that most people use. Suggest putting material at the location closer to where it will be utilized.

Hog Control

This is an ongoing item and the traps are being used currently.

Firewise Committee

Tommy Skinner gave a report on the clearing of cedar in the commons for fire breaks.

Treasurer's Report

Doug Plas gave the report with input from Denny Hill. Discussion ensued about the cost of PAMco.

Next meeting is set for 23 July 2016.

Tom Mitchell adjourned the meeting at approximately 1:20 PM.

Submitted and Certified by:

Lee Kinard, Secretary

Date