

## RBC POA Board of Directors Meeting Minutes

Date: March 3, 2019

Time: 12:30 PM EDT

Attendees: Charles Simon, Deborah Norris, Eileen DeCastro, Charles Simon, George Conner, Tim Lamb, Steve Breitzkreuz

### Agenda:

- 1) Culvert Project
  - a. Bridge on the east loop
    - i. George presented the proposal for putting a bridge
    - ii. Estimated costs were between \$520,000 and \$750,000
  - b. Reviewed culvert proposal for this year
  - c. George proposed doing 4 culverts to install at 3 locations rather than 2 locations that are currently planned
    - i. This is more cost efficient due to the costs of getting equipment out to the site
  - d. Debbie brought up an option for a temporary bridge that is now up for auction
    - i. Debbie will do further research
  - e. First set of three culverts have been installed
    - i. Have had no problems so far with rain
    - ii. At 12 ft, road over culverts seems too narrow
  - f. We have estimates for culverts and equipment rentals needed to install culverts.
  - g. Want to rent backhoe for a month to do road maintenance as well as site preparation
  - h. Two months lead time on culverts
  - i. All agreed to do three culvert locations
    - i. One on the south loop, requires two 16 ft culverts
    - ii. One on Moonglow, requires one 16 ft culvert
    - iii. One on Mesquite, if it requires one 16b ft culvert only
- 2) Renewal of road maintenance contract
  - a. Members agreed to renew the contract for another year thru 30 April 2020
- 3) Grass status and cattle grazing
  - a. New grazing period started 1 May 2018
  - b. Tim is estimating about 200 animal units for the upcoming year, possibly as high as 225 animal units.
- 4) Equipment Status
  - a. Equipment status and repairs
  - b. Tire for the Galion
  - c. Batteries for the Cat
  - d. Hydraulics for the John Deere
  - e. Other equipment needs various items
  - f. Charles is trying to set up a corporate account with Tractor Supply
- 5) General liability insurance for POA
  - a. Current company has stopped doing business in New Mexico
  - b. Charles and Carol are looking into a replacement
  - c. Currently a good option has not yet been found
    - i. Closest is about \$5,000 per year
    - ii. Current cost is under \$1,000
- 6) Annual meeting June 8, 2019
  - a. Discussed raising the dues to cover additional costs
    - i. Gates, Culverts, Director's Liability policy
  - b. Potentially propose a one-time a one-time special assessment specifically for roads
- 7) Eileen's suggestion for reimbursement of expenses to directors for trip to the annual meeting
  - a. Discussed the details for reimbursement

- b. Maximum of \$500 per director
  - c. Require receipts for reimbursement
  - d. Incentive to see if we can get more people to volunteer for board
- 8) Financial report
- a. \$39,650 - Savings
  - b. \$30,769 – Checking
  - c. Dues are still coming in
    - i. About half have come in
- 9) Unpaid dues
- a. Liening of lots for unpaid dues
  - b. There is one owner that has never paid dues
    - i. Proposed moving forward with the foreclosure on that property
- 10) Possible changes to CC&Rs
- a. Debbie is working on this
- 11) Membership letter
- a. Steve will provide feedback
  - b. Include a picture(s) of the culvert progress
- 12) Other business