

RBC POA Board of Directors Meeting Minutes  
December 13, 2020  
12:30 PM EDT, 11:30 AM CDT, 10:30 AM MDT, 9:30 AM PDT

- 1) Call to order at 12:33
- 2) Opening comments
  - a. Tim & George call in, 10:40-10:50 AM MDT
- 3) 2021 road improvement projects
  - a. Fix Bull Canyon Creek crossing on South Loop per Steve's suggestion
    - i. George joined the call and gave input
    - ii. He will come back to the board with additional cost estimates
    - iii. Options discussed:
      1. Culverts
      2. Pouring concrete
      3. Installing concrete slabs
  - b. Any projects depend on availability of funds
  - c. Culvert Project
    - i. Culverts now installed at four locations
    - ii. Need better estimates of costs so as to avoid big cost overruns
- 4) Road maintenance contract
  - a. Current contract runs to 30 April, 2021.
- 5) Grass status and cattle grazing
  - a. Current 5 year lease expires 30 April 2026,
  - b. New grazing period started 1 Nov 2020, ends 30 April 2021
  - c. Approximately 120 animal units currently on ranch.
    - i. This may need to be significantly reduced if we do not get rain or snow soon
- 6) Equipment Status and Repairs
  - a. Cat Grader: Runs, No issues
  - b. Galion Grader: Sold
  - c. Case Track Front-end loader: Does not work; Awaiting Sale; Held up due to COVID
  - d. I H Dump Truck: Runs, No issues
  - e. John Deere Front-end Loader: Needs to be taken into town for repairs
- 7) New Construction at Bull Canyon
  - a. Ellen McDonald: Lot 73. Double wide has been installed and work on it is complete. She is currently living there
  - b. Charles Jackson, Lot 27. Per Tim, stick built cabin or house is nearing completion, possibly only needs final inspection
  - c. Marc Garland. Is living on his lot in a RV Camper
- 8) Annual meeting Saturday, May 15, 2021.
  - a. Hope to have in person meeting in 2021
  - b. Need to reserve meeting room
- 9) Financial report
  - a. Checking about \$35,000
  - b. Saving about \$10,000
- 10) Unpaid dues
  - a. Liening of lots with unpaid dues
    - i. Courthouse is closed due to COVID
    - ii. On hold until courthouse opens again
  - b. Foreclose on lot #?, owner has never paid dues
  - c. Dues increase for the coming year (New dues are \$350)
- 11) Changes to CC&Rs were approved
- 12) Next membership letter in January or February
  - a. Will call for nominations to POA board and reminder of annual meeting
- 13) Other business

#### 14) Ranch visit guidelines