

RBC POA Board of Directors meeting:

DATE: June 25, 2016

**TIME: 12:00 PM EST
11:00 AM CST
10:00 AM MST
9:00 AM PST**

Teleconferencing Number: 800-444-2801

Conference code: 7466106

If first online, please enter the security code: 787

In attendance:

Charles Simon; Carol Simon; Debbie Norris; Wayne Hunter; George Conner; Janna Conner; Steve Breitkreuz

Agenda:

1. Proposal concerning Tim's Services to RBC
 - George proposed that we contract with Tim for road maintenance
 - George has discussed this with Tim and he is in agreement with this arrangement
 - Benefits would include:
 - Additional security
 - Help stabilize the cost
 - Ensure that Tim did not find work elsewhere where he would not be available to the POA as needed
 - Would allow quicker repair of weather induced road damage and additional work on problem areas.
 - Proposed to test this arrangement with a 6 month contract targeting July 1st through December 31st.
 - Cost would be \$15,000.00 for the 1st 6 months; George would check with Tim regarding payment frequency
 - Discussed potential liability; A liability waiver would be part of the contract
 - Tim would be brought on as an independent contractor not an employee
 - An evaluation would be done by the board in January and every six months thereafter.
 - Renewals of contract would also depend on the financial condition of the POA.
 - The proposed cost is in line with our current road maintenance cost
 - The board discussed that if there was a question from the membership regarding this contract, that to avoid any potential discord among the membership, that it should be brought to a vote of the full membership.
 - All voted in favor of this arrangement
2. **Road maintenance report, status of problem areas**
 - 2a. **Equipment Status**
 - 2b. **Signs**

- George reported that the signs are up

2c. Road conditions and repairs

2d. Use of RR flatcars for bridges

- George discussed the idea of using used railroad flatcars to bridge certain problem creek crossings.

- Estimated cost for the most troublesome area bridge is \$150,000; much of that is transportation cost to RBC.

- Debbie brought up that slowing down the water is the key

- Debbie introduce Wayne who does this for a living; they toured the area last month

- They will put together a proposal for their recommendation including estimated costs

3d. Entrance gate combination change

3. Annual meeting

3a. Minutes

3b. Next year's meeting, date and location

- Next annual meeting is scheduled for May 6th, 2017

- Debbie brought up the idea that the board should tour the ranch prior to the annual meeting

- All agreed that this was a great idea; the timing (Friday or Saturday) is still to be worked out

3c. President's letter

4. New Secretary

4a. POA records

- Discussed possibly finding a location in NM to store the records

- Charles recommended Albuquerque

- Discussed option to scan the records so that they are available electronically

- Steve will look into options for this

4b. Checks and debit cards

- We will have new signature cards drawn up

- Steve will be added

- George will be retained as a signature (Board Member) to facilitate payments to Tim, since he will continue doing verification of Tim's invoiced work charges.

5. Grass status and cattle grazing.

5a. Stocking report was received from Tim in early June by Charles; was forwarded to board members.

6. Financial report

- Two items are outstanding:

- Payments for leasing land due by 8/1

- Tax Payment

7. Unpaid dues

7a. Prior year unpaid due

- Eileen DeCastro is currently in Europe (Enjoy!); No report

8. Entrance road easement

8a. Update on contacting real estate lawyer

9. Website

- New web site is now up and being reviewed by board members.

- All agreed that it looks good

9a. Upgrade of software and URL

10. By Laws amendments

- Steve will post the recent bylaw amendment on the website.

10a. Corrections and updates

11. Welcome package

- Debbie volunteered to help in preparing these packets

- Charles will send her existing material for this.

13. Other business

- Debbie brought up that we should consider potential EPA concerns; She will forward information

Action items:

Charles: Send existing material on new POA member welcome package to Debbie

Wayne: Prepare proposal with cost estimates for slowing water flow at problem crossings.

George: Prepare contract for Tim's employment by POA