

Gurley Lake Ranch Owners Association Annual Meeting* Agenda

July 24th, 2021 at 1:00 p.m.

* The meeting will be held via Zoom due to the COVID-19 pandemic.

Board Members Present: Paul Finley, Parker Atkins, Tom Colander, and Dan Burchfield

Owners Present: Dave Muller, Parker Atkins, Tom Colander, Marty Grambow, Michael and Kandi Malley, Conrad Lal, Craig Willis, Kent Sherman, Paul Finley, Lisa Foxwell, Cheryl and Casey Lennox, Gilmore lot 34, Dan Burchfield

Quorum was met with 50% present.

Others Present: Scott Bengel and Alex Keeton (Catapult Consulting)

1. Call to Order

The Gurley Lake Ranch Owners Association Special Board of Directors Meeting was called to order at 1:04p.m. MDT by Paul Finley.

2. Proof of Meeting Notice

Notice of the meeting was sent on May 19th with additional information sent on July 19th.

3. Approval of August 20th, 2020 Annual Meeting Minutes

MOTION by Paul Finley to approve the August 25th, 2020 Meeting Minutes. SECOND by Parker Atkins. PASSED UNANIMOUSLY

4. Election of Inspectors of Election

MOTION by Ronald to make Scott Bengel and Michael Malley the Inspectors of Election. SECOND by Paul Finley. PASSED UNANIMOUSLY

5. Election of Three (3) Directors

MOTION by Parker Atkins to keep Paul Finley, Dan Burchfield, and Michael Malley as the board of directors. SECOND by Liza Foxwell. PASSED UNANIMOUSLY.

Tom Colander asked that Marty Grambow still provide service to the board, as he has been incredibly helpful to the board in the past.

6. Treasures Report and Ratification of 2022 Budget

Presented by Scott Bengel:

Operating expenses are in line for what has been budgeted for in 2021. The payments to Farmers Water Development were able to be decreased by \$7,000 in 2021. A reserve transfer will be made at the end of 2021 in the amount of \$6,860.00. The board passed the 2022 budget in their previous board meeting, and dues will not be raised in 2022 due to being able to save from decreasing Farmers Water payments. The rail fencing project will continue on to 2022.

MOTION by Paul Finely motioned to ratify the 2022 budget as discussed. SECOND by Parker Atkins motion. PASSED UNANIMOUSLY.

7. Committee Reports

- Architectural Control Committee

All requirements needed to be followed are already set forth. However, any board members can help answer questions when needed. The ACC consists of Marty Grambow, Michael Kuzminski, Lisa Foxwell, Dan Burchfield and Tom Colander. Marty Grambow and Dan Burchfield were brought on the to the committee to avoid conflict of interest since many of the current ACC members have plans to build.

- Open Space Committee

Presented By Paul Finley:

The Western Region Wildfire Council will evaluate actions that need to be taken in order for wildfire mitigation for free. They will also pay back 75% of the cost for the contractor used to do to the mitigation if they are used. However, the deadline is almost over for the current grant cycle. Paul Finley and Tom Colander will work with Arnold Dominguez to lessen the wildfire risk.

8. Unfinished Business

- R44 and S44 Road Maintenance

Presented by Paul Finley:

Since the sale of Doug and Linda Avery's property the county has stated they are not responsible for maintenance on R44 road as it is not a county road. It was only being plowed as a courtesy for Doug being an EMT. The board will reach out to Mountain View Enterprises to grade the road. Per the declarations everyone will be assessed the same amount for road maintenance starting in 2022.

9. New Business

No new business.

10. Adjournment

MOTION by Paul Finley to adjourn at 1:54 p.m. SECOND by Tom Colander. PASSED UNANIMOUSLY.