

FORCA BOARD MEETING MINUTES

December 3rd, 2016

Meeting called to order at 10:05 AM by Liz Cheadle.

MEMBERS PRESENT:

Liz Cheadle
Debra Slaybaugh
Lane Wipff
Deb Sprinkel
Karen Sadler via cell phone call in

Minutes of previous meeting unanimously approved.

RANCH MANAGER REPORT:

Debra reporting for Ranch Manager Liaison, Mark:

Clayton has been brushing and burning areas around the common parcel. His son Blake has been assisting him. A power line had come down at Phoenix Loop and Flying O Ranch Road sparking a small fire that was immediately extinguished.

Culverts: There are five total culverts that are in need of replacement. An estimate of \$6500 to \$7500.00 was given by a friend of Marks if he were to do the work. One of the culverts outside the road sends water down the same side carrying dirt along with it; better efficiency is being looked at. A bid for the work will be obtained from Bob Dwight as well. In April of 2014, Bob cleaned the inlets and outlets of three culverts for \$2500 and it is expected that his bid for the culvert work would be much higher than the above bid.

The ranch has been in need of a power mower. Discussions have taken place with Bob Slocum for the ranch to purchase his barely used, fairly new mower (12 hours of use) along with an extended warranty. He found a newer model he wanted and has offered us a very good price for it. A decision will be made depending on the cost of a new mower with a full warranty. Updates to the ranch will be reported after the January meeting.

TREASURERS REPORT:

Timely dues collections have improved, and presently all ranch dues are caught up.

Two thirds of ranch owners pay yearly dues in full.

The issue of offering a dues discount for a full yearly payment was legally addressed last year and will continue to be offered as an option to owners for the year 2017. The board is prepared to extend the due date in the first quarter to a deadline of March 10th, 2017 to give owners a longer window after the holiday season.

?? \$ has been spent on repairs and road maintenance this year for the cattle guard; well repair, and upper gate paving. These expenses were considered as reserve expenses.

SECURITY AND GATES:

A reminder: Press firmly when using the gate key pad! There is a slight delay after the key punch. Apparently PG&E was not able to enter for a service call.

Lane Wipff has done extensive research for the ranch gates upgrade from Cell Gate. The present system is 20 years old and it is agreed upon that a more sophisticated system would significantly improve ranch security for everyone. There are less extensive options available but are less tamper proof.

Board Chair Liz Cheadle will work on a proposed budget for 2017 which will include the security gate proposal; key pad monitoring, and a healthy financial reserve.

GRAZING AND CATTLE LEASE:

Extension of the Wyle contract for 2017. A new contract will be open for negotiation in 2018.

SOCIAL AND CLUBHOUSE:

A progressive dinner has been planned for December 17th. Contact Susie Rappaport for information.

WEBSITE:

Cam Ireland is getting the site ready for the unveiling. He has put an amazing amount of work into the site and will be the place to go for information, ranch documents, and more!

Next Board meeting for budget planning and annual meeting plan is scheduled for **January 7th 2017 at 10:00AM** .

Reminder that the **Annual Meeting** date has been set for **April 8th, 2017 at 10:00 AM** in the clubhouse

Meeting Adjourned at 11:52 AM.

Respectfully,
Karen Sadler

