

RIVER RANCH RV OWNERS ASSOCIATION
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**BOARD OF DIRECTORS MEETING SATURDAY
January 14, 2023**

Minutes

I. PLEDGE OF ALLEGIANCE/CALL TO ORDER

- a. Meeting was called to order at 10:00AM.
- b. Roll Call of Directors – Beth Gianonne, Van Moore, & Melanie Heid Present. Michael Angelica, Rhonda Curtis & Lisa Chalkley were on zoom. William Greteman was absent
- c. Proof of notice was given by Beth Giannone

II. Approval of minutes December 19, 2022 meeting

- a. Wrong minutes were in the folders and minutes were tabled until the next meeting

III. Mustang Center Restrooms

- a. Motion made by Beth Gianonne to approve RSM contract for the 2 small bathroom in the Mustang Center at a cost of \$54,211.00 each and to start after they are finished with Trails End bathrooms. Also to holdoff on the 2 larger bathroom at the Mustang Center until next year. Seconded by Van Moore

Ayes 6 Nays 0 – Motion carried.

IV. 2021 Audit Issue

- a. Beth explained that the new audit firm found issues with the 2021 audit and went to Jacksonville to meet with the previous firm. No clear resolution as this point

V. Electricity to run sprinklers

- a. Arline let the board know that there are 26 lots that presently have the timers that run the sprinkler systems. Those people currently get a \$9.00 per quarter allowance from their assessments.

Ayes 6 Nays 0 – Motion carried

VI. Zoom meetings

- a. Motion made by Beth Giannone to keep meetings as listen only on zoom meetings. Seconded by Melanie Heid

Ayes 5 Nays 1 – Motion carried

VII. Lot 167 exception for maintenance area

- a. Motion made by Beth Giannone to go with the LLC attorney and stay with the contract giving a 30 day notice to have her RV removed. Seconded by Melanie Heid

Ayes 6 Nays 0 – Motion carried

VIII. Hurricane fund update

- a. Arline gave an update on the number of checks that had been sent out and is still trying to find addresses on the people that have sold their lots.

IX. Hog update

- a. Van Moore gave an update on the trap that is going to be built to trap the hogs. He is working with Austin from maintenance on material list and structure.

X. LLC update

- a. Van Moore gave an update on what the LLC has been working on (copy attached)
- b. Motion made by Van Moore to approve Brewers contract in the amount of \$71,094.00 for 3 4 seater golf carts and 3 6 seater golf carts to be leased with a \$1.00 buyout. Seconded by Melanie Heid

Ayes 6 Nays 0 – Motion carried

- b. Motion made by Van Moore to purchase 2 utility vehicles from Ridge Equipment totaling \$40,575.00 to be financed for 60 months at an interest rate of 2.99%. Seconded by Melanie Heid

Ayes 6 Nays 0 – Motion carried

XI Activities update

- a. Motion made by Melanie Heid to pay \$1,200.00 for Dueling Pianos on Saturday January 28, 2023. Seconded by Van Moore

Ayes 5 Nays 0 – Motion carried

XI Audit Committee

Beth announced that the Audit committee needed one more person and Mark Armstrong volunteered.

XII Approval of Standard Operating Procedure (SOP)

- a. Motion made by Beth Giannone to approve the SOP with Mike Angelica (treasurer) to sign now and new treasurer to sign again in March after annual meeting. Seconded by Melanie Heil

Ayes 5 Nays 0 – Motion carried

XIII Adjourn

- a. Motion made by Beth Giannone to adjourn the meeting. Seconded by Melanie Heid.

Ayes 5 Nays 0 – Motion carried

Respectfully submitted by:

Melanie Heid, Secretary

DRAFT