



**POATRI Board of Directors Meeting October 28, 2023  
Meeting Minutes**

**Call to Order:** by President Brad Anthenat at 10:00am

**Roll Call and Certification of Board Members:** by Secretary Ed Marcato.

A Daley   P   B Levedahl -   P  ; B Vogl -   P   B Anthenat -   P   E Marcato –   P    
J Spofford   P  ; L Sunderland –   P  ; R Cummins –   P  

**Invitation for Public Service Announcements:**

John Sellers announced a property owner appreciation dinner on the patio this evening, Jerry is smoking some pork, we will have pork sandwiches, barbecue chicken, garlic chicken, and Moses Martinez will be providing live music from 6 to 10 up on the patio. The World Series will be live down here in the bunkhouse, and some college football games will be on here this afternoon. I do want everyone to know we will have a Veterans Day observance on the patio on Nov. 11<sup>th</sup>, that's a Saturday and Gary Gorrins will be providing music from 5 to 9. There will be hot dogs and hamburgers. The dinner tonight is \$7 a plate and Veteran's Day will be something similar.

**Acceptance of Minutes:** Secretary Ed Marcato

The minutes from the July quarterly meeting were sent to the directors and posted on poatri.org. Ed Marcato moved to accept the January quarterly meeting minutes as presented, and the minutes were accepted unanimously.

**President's Report** by Brad Anthenat

Thank you directors and property owners for joining us today at our quarterly board meeting.

To start with, I want to thank John Sellers for bringing a much-needed calmness and maturity to the manager position. Since he arrived in June he has taken control of operations and allowed the board to step back and focus more on long-term ideas and solutions for the ranch. This board of director's focus has always been policy and procedure driven, but in the past without a manager it's hard to look ahead when the board was faced with running operations. John and his team are doing a wonderful job and I see positive changes to not only the physical ranch operations, buildings and maintenance projects, but also the positive attitudes of the employees. Thank you, John and employees, for your dedication and hard work, it is noticed and appreciated.

We have 9 property owners that have submitted their applications to become directors. I'm encouraged to see property owners running for the board and volunteering their time to become more involved with POATRI. We'll draw their names out of a hat later in the meeting for ballot positioning.



At the workshop yesterday we worked through many of the issues and resolutions that will be presented today. The Friday workshop gives the directors an opportunity to openly discuss these issues and tasks facing the board with property owners and listen to property owner input. Board transparency has been a major goal during my term as president. The workshop is a great opportunity for property owners to not only listen to the board work through issues facing us, but also offer suggestions and creative ideas to help solve those issues. I know that not everyone is able to join us at the workshop, but if any property owner ever has concerns about board policy or procedures or lack of transparency, feel free to contact me. I'm always willing to discuss ideas or opportunities where we can improve as a board.

The first resolution the board presents today will be to approve funds to build well houses to protect our water resources and for generators to be able to keep our café and operations running during power outages. The well houses are needed as we head into colder weather to protect the wells and plumbing. We'll also resurface the swimming pool during the off season so it's ready to go next spring. Lastly, the generators will keep the power on during the many power outages we are faced with in south county.

The second resolution will be to increase the annual maintenance assessments to match inflation. As directors we are required to follow our policies and procedures and assess the rate of inflation and apply that to the annual assessments. This year that increase is \$8.77 per account.

How do we fund water, roads and repairs to our lodge infrastructure? With annual maintenance fees and profits generated from the lodge. Our annual assessments should be a reliable and steady source of funds every year. Unfortunately, that is not the case. With less than 60% of property owners paying their required maintenance fees, our roads, water projects and many other projects that we would like to take on are severely underfunded.

These past assessment dues hinder our ability to fund vital community services and maintenance. While we understand that times may be challenging for some members, we must all contribute our fair share to ensure the financial health of our association.

That brings us to our debt recovery program, if you were at last quarters meeting, this may sound repetitive, but it bears repeating as the future of POATRI and our operations hinges on owners paying their assessments. Historically the Ranch has been nonproductive in finding ways to have all property owners become current on their assessment fees.

Last year the board started actively moving towards a solution with the goal of 90%, or more, of property owners paying their maintenance fees. In May we started with improving our communications with property owners not in good standing. We sent 90 day, then 60 day and 30 day reminder letters to all property owners that were delinquent on their fees with the goal to get them to become members in good standing.

We approved flexible payment options for property owners that were severely delinquent. We understand that financial situations can vary, and we are open to working with members who are facing difficulties but want to become current on the fees. Please contact Hayley in property owner services to discuss potential payment plans.



The program to date has been successful in bringing over \$300,000 in back fees. While this is a great start, it is only a small percentage of where we need to be to reach our goal. We want property owners to voluntarily become in good standing without having to go through the legal processes, but in some cases, legal actions may be necessary to recover past dues. This is a last resort, but we must protect the POATRI's financial stability. We want to make it clear that we have retained a debt collection legal team whose recourses may include pursuing foreclosure.

I urge all members to review their account status and make every effort to bring their assessment fees up to date. Timely payments are essential for continued well-being and maintenance of our roads and ranch infrastructure. If you are facing financial challenges, please reach out to property owners services to discuss possible solutions.

In conclusion, our property owner's association relies on the assessments of each member to thrive and prosper. We want all our property owners to proudly be part of our association and committee. Timely payment of dues is a fundamental responsibility. Your cooperation is greatly appreciated.

Thank you to all attending today and I'm looking forward to working on more projects with this board, the Ranch Manager and the future board members that have applied to be directors.

Respectfully submitted,  
Brad Anthenat, President-POATRI

### **Manager's Report by John Sellers**

It has been an exciting four months for me here at Terlingua Ranch.

Terlingua Ranch, POATRI, and the lodge are diverse and complex operations. In everything that we do, my first consideration is that we are an association that exists first and foremost for the benefit of our property owners.

In every area of our operation, I feel that great strides have been made in the short time that I have been here. Our operation can be divided broadly into six areas.

First is that of our property owner services department. We generally think of collecting assessments and record keeping. Maintenance fee collection has been a challenge for POATRI for a long time. Thanks to the tireless efforts of Hayley DeArman, 2023 will be the best year in the history of Terlingua Ranch and the groundwork has been laid for improved payment participation in the future. Keeping accurate records of owners and accounts, payments and unpaid bills for more than 5,100 owners of 9,500 tracts on the ranch is a monumental undertaking. Property Owner Services, however, can be much more than communicating about elections and sending out annual statements. Helping our owners with access to property, quality amenities, questions about titles, buying or selling, and other aspects of real estate ownership is an important part of what we do. We are not lawyers or realtors, but we can and should be the first and best resource for every one of our members.



The second area of operation is the maintenance of some 1,100 miles of roads throughout the ranch. The development of private roads for semi-public access is an on-going challenge. Every property owner has a right to access to their property. Not all of the roads on Terlingua Ranch were laid out properly and some were not even completed. With the variable weather in the Big Bend region, maintaining this quantity of roadway is a major undertaking. We now have two road crews working a total of 70 hours weekly and operating six days a week. The roads have never been in better shape, and we will continuously strive to improve them.

Our maintenance department has an unbelievably difficult task in doing everything from emptying trash cans to maintaining our inventory of heavy equipment. The upgrades to facilities over the past four months have been dramatic. Our staff have saved us tens of thousands of dollars compared to what we would have to pay to maintain equipment, install HVAC systems, renovate buildings and maintain our overall facilities.

Fourth is our housekeeping staff. Keeping rooms clean and ready for our property owners, their guests, and visitors is a large undertaking. Keeping offices, the bathhouse, grounds, and other facilities in top shape is important to all our owners and guests. Revenue from lodging is critical in providing the financial stability necessary for the long-term health of POATRI. I audited our overnight cabin stays for the time that I have been here. 37.4% of our cabin guests were property owners. The rate of property owner usage of the pool, bathhouse, and laundry is even higher. The public use of these facilities provides needed revenue to maintain the facilities for all of us.

The Bad Rabbit is the fifth area of operation. Through the years the café has not netted a profit. It is a valuable service for property owners, staff, and guests. It is 31 miles to the nearest other restaurant, and all of our constituencies have a reasonable expectation of being able to get something to eat when they are living, visiting or working on the ranch. The financial stability of the café has improved significantly under the management of Pam Spofford. We should have the staff in place to be open seven days a week starting in mid-November, and my hope is that the Bad Rabbit will turn a profit in 2024.

Finally, our office staff keeps the whole operation running smoothly.

Major improvements that the board will be considering in the coming months are a new bathhouse, upgrading the laundry, additions and enhancements to our road construction and maintenance equipment; comprehensive approaches to water production, use, and conservation; improved recreational opportunities for property owners and guests, and improved property owner services.

It is a privilege to have this position and to be able to serve every one of our property owners here at Terlingua Ranch.

Respectfully submitted,  
John Sellers, Ranch Manager.



### **Treasurer's Report & Budget and Finance Committee Report** by Adam Daley

First, thank you to all the staff at the Ranch for being mindful of the budget and expenses with all of your decisions and choices. I also want to thank the members of the Budget and Finance Committee for all of their great work and efforts. These individuals do such a wonderful job helping with the financial health of our organization and our home. I want to give a special thanks to Linda Shank, Donny Garrett, Trent Edwards, and Ed Marcato for their work.

A few items of note:

BLUF (Bottom Line Up Front): Overall net income is at \$492,314.88 which is a 107.52% increase over last year's \$237,232.49. This can be attributed to the efforts of the program to recoup past delinquent dues. Without this program, we would be greatly below previous year's performance.

Assessment revenue is at \$970,256.70 compared to \$633,461.57 this time last year. Our hope with the recoupment program, we are not only collecting past due assessments, but creating consistent participants in the annual assessment process. Cabin income is at \$379,206.85 which is down 14.99% over last year. There was a slight improvement quarter over quarter, but nothing of significance. Expenses are almost identical to expenses from last year, but almost \$170,000 under our current budget.

We have a budget to present for 2024. Thank you to the BFC, John, and the office staff for your work to create that.

Another topic of discussion at the BFC was discussing the assessment fee for 2024. Inflation numbers for 2023 were much lower than those we experienced in 2022. The current CPI (consumer price index) for our area is 4.17% through September 2023. Assessments for 2023 were \$210.26 so this 4.17% CPI represents \$8.77. If approved, this would bring 2024's assessments to \$219.03.

As uncertainty exists within our economy, and travel to the Big Bend region changes, our continued focus on assessment participation is crucial for the long-term success and stability of POATRI. As assessment notices begin to get sent out over the next few months, please have a conversation with your friends and neighbors about the importance of paying their assessments. Thank you.

Respectfully Submitted,  
Adam Daley, Treasurer

### **Committee Reports**

#### **Road Maintenance Committee Report** by Barbara Levedahl

First, I'd like to thank everybody who is helping with the Road Committee and gathering information.



At the last meeting we set aside \$35,000 in order to assess and repair roads that are in a condition that can't really be fixed by the equipment that we have. We had already spoken to one or two contractors, one didn't pan out and the other one we called back and he gave us some advice, he came here for a day, and he remains a contractor that we will send a scope work to.

Some of us then met with the first contractor, Lance Jarrett. The second contractor that we met with is Curtiss Evens. He has a slightly different opinion on how to approach some of the conditions on the roads, but we will work with him, and John will provide a scope of work, and I will help you with that, and give it to the two contractors so they can bid on it.

There is a third contractor that we contacted, and he is planning to come here, and so far hasn't, but we can send him a copy of the scope of work so he can bid on it and hopefully he will come here and see the road issues.

Lance's suggestion for the best time to come here to do this work would be in November when it's not so hot, and there might still be some rain that would help with repairing these roads. We're going to have to pick a period when it is not high season, when we've got some vacant rooms, because we will have a crew here for two or three days and maybe a whole week depending, and we will obviously put them up in the lodge. Thank you.

Respectfully submitted,  
Barbara Levedahl, Road Maintenance Committee Chairperson

### **Water Committee Report by Larry Sunderland**

We have made amazing progress on improving the efficiency of our current water system. Years of Jerry Shaffer's shepherding has resulted in substantial reductions in our facility's water usage. Now, with the addition of Justin Jones and John Myers to the water team, Jerry no longer has to carry the load alone. We can say with assurance, our water system will be in capable hands into the future.

But we cannot rest. There is only so much that can be done with the current set up. We cannot expect any more major gains in efficiency.

Now is the time we have to commit more substantial funds to updating our system and facilities to improve our water security.

We will need to fund our current pending well projects. John Sellers, our manager, and the operations staff are handling the oversight on the Smith Well build project and continuing discovery on the Cabin Well, so a determination can be made on how we can use it.

The Water Committee has, today, been charged with developing a Water Management Plan. We will have a firmer idea of the scope of the plan once we have time for the committee to meet with the board president and the manager. More to come on that.

With all the great work done to date we are finally able to move from crisis management into implementing improvements to our water system. We have a commitment from the board to





begin funding capital projects that support water security and conservation. It is up to all of us, the committee, the board, operations, and property owners to lay out the path.

We need to be aware that we are still vulnerable to catastrophic failure due to our reliance on our one potable well. Recent events in the larger community show what can happen when a necessary water supply is removed, even temporarily. Please be conscious when using our facilities for the need to conserve. Fully turning off faucets, taking shorter showers, alerting staff if you see dripping faucets, toilets running, or water bubbling up from the ground. What might appear to be an inconsequential drip can, in fact, lead to a loss of thousands of precious gallons. So please, be our eyes and let us know if you see anything.

Respectfully Submitted  
Larry Sunderland, Vice President, Water Committee Chairman

#### **Communications Committee Report** by Bill Vogl

I co-chair the communication committee with Hayley DeArman. Our committee met once and discussed the need for a more coordinated communication effort, and the possible use of a content calendar. Hayley produced the quarterly newsletter. The newsletter was emailed to property owners but was not mailed this quarter. We will resume mailing the newsletter next quarter, with the goal of collecting all property owners' email addresses so that we can discontinue paper mailings and associated costs in the future. John Sellers has stepped up our social media presence by activity posting ranch happenings.

Respectfully submitted,  
Bill Vogl, Communication Committee Co-chair

#### **Old Business and Property Owner Communication**

Brad: we are going to go into Old and New Business, and we tried this the last time and it seemed to work pretty well. We are going to talk about the topics and if somebody has a question, then you can come up and talk about your questions. What we are trying to avoid is having the property owners talk after we have voted and giving you guys the opportunity to talk before, we vote. That seemed to work pretty well last time.

#### **Contract Work for Roads:**

The contract work for roads was approved last time for \$35,000. Barbara gave us an update so no action has taken place on that yet, but our hope is that a \$35,000 contract will be awarded to a contractor and the work will be done by the January Board meeting.

Water Conservation at the Lodge was on Old Business last time. The reason I kept this on there is that we raised the cost of water, and we decreased the amount the property owners are able to purchase in a given time, and I wanted to make sure that if we needed to revisit the item we could at this meeting. And from everything we are hearing and observing those were good



decisions. Those were good decisions we made last quarter, and we are not planning to make any changes to those. There are no resolutions needed on Old Business.

### **New Business**

We have long-term capital improvements and made a list with generators, the bathhouse, well houses, etc. We have a Resolution for the current list below, and the total for the Resolution would be not to exceed \$45,000.

What is included in this Resolution would be:

- A well house for the Cabin Well with an estimated cost of \$3,000
- A well house for the 3 mile well with an estimated cost of \$3,000
- The Pool rehab project with an estimated cost of \$3,500
- The purchase of a 26Kw Generator for the Café including the propane tank and the propane with an estimated cost of \$14,880
- The purchase of a 10Kw Generator for the Laundry, Cold Storage, and Deer Locker with an estimated cost of \$11,000, that included installation, propane tank and propane.
- The purchase of a 7.5Kw Generator for the Office. It will run off the same propane tank as the Café generator, with an estimated cost, including labor, of \$7,500.

Therefore, the Board would authorize up to \$45,000 for those projects. We are not going to vote on that now, but if any Board member or property owner has any questions, concerns:

Shawn Dunn asked if the price included propane. Brad answered yes it does. And, that price was quoted in July so there may be some fluctuation in the estimate from July.

Larry Drgac asked if we have a generator now for the well. Brad answered that the Smith Well already has a generator on it. That was the first generator that was installed, and if I recall correctly that is a TCEQ requirement. Larry confirmed that after the big freeze is a TCEQ requirement to have backup power so that after 24 hours it will kick in, and the generator has been in place for almost a year and a half now.

Sandy Langston asked a question on how long the down time will be on the shower houses. Brad answered it is going to be a two-pronged approach. One, that is immediate, is going to be just doing repairs to the current bathhouse. And John answered that there will not be any down time to it. The new bathhouse will be finished before the transition.

Brad added – to clarify, there is a discussion about a new bathhouse, but we would not remove this one until the new one is finished.

There were no other questions about approving these projects.

The next change would be based on the CPI change from Sept. 2022 to Sept. 2023 of 4.17%. The Board would increase the 2024 assessment by \$8.77 to \$219.03. Is there any Director or property owner discussion on the assessment increase? A person asked to clarify the increase. Brad responded that the increase will be \$8.77 to \$219.03.





Bill Vogl commented that we are making a lot of progress on collections. Once we get that up to a higher level and it's consistently where we want it to be and we are doing better on the assessment side I would vote that at some point we can keep the assessment fee level and not increase it, and we could get a lot on collections and that could save money for everybody down the road. But I don't think we are there yet.

There was no other Director or property owner discussion.

The last item would be the creation of a master plan for the creation of a bathhouse, a commons area, and that sort of thing for a new bathhouse. We spent a lot of time yesterday with a lot of good discussion. What I would like to do is create a taskforce. As I was thinking about this last night, I am pretty invested in this one. As we were talking about this with Operations, I would like to head the task force, have Larry and Barbara and John be on the task force, and then any property owner that would like to be a part of this, I don't want to make this big and heavy and I want to get this done fast, but we would be glad to have you on it. It is going to be a working task force. We are going to meet and discuss this as a proposal for the Board, and then if you don't want to be on the task force but have ideas on what you would like to see in the bathhouse, it is going to be a community project. Questions or Comments about that?

Larry comment – I think it ties into the Water Committee working on a water management plan. I want to be involved in it, crosspollinating two plans and I'm glad you are going to head it up, Brad, thank you.

Barbara stated that I would like to add that I am glad you are heading it up too because I thought you came up with a great idea. My interest is more architectural creating spaces, obviously water is important but that is your portion, so I am looking forward to helping on this project.

Sandy made a quick comment on that. Down south they have meters that allow 6 minutes for a shower. I hope that is something that you all would consider, putting meters on them, again maybe going back to that card thing that you were all talking about for pools and all the different places, so that property owners can just go in there and tap their card, take a shower, 6 minutes later the water shuts off. I know that sounds crazy to a lot of people that you have a 6-minute timer, but we're trying to conserve water here and we got to be diligent.

Larry responded that we were talking about these things yesterday like waterless urinals. They have been around for 20 years, but they were new to me until I was outside of Sante Fe and saw those, talking about metered punch buttons showers where you get like 3-minute showers or whatever, and these things are all over the southwest. Not only do people leave the faucets on, but there is sabotage, people just turn the water on and leave it on all night, and we've lost thousands of gallons of water. All those things are definitely going to be in the plan. And part of the discussion yesterday, I wish you had been here for that, ADA access is a very important thing, the ability for showers to last a hundred years. We talked about all of that yesterday. I had some handouts, I'm sorry I didn't know anybody would want them, but we can get that to you.



Brad if any property owner would like to be on the task force just contact me after the meeting or send me an email and we will get you on it, and really get rolling with this project

That is all of the New Business.

### **Resolutions**

Brad read the Resolution for the CPI increase. The Resolution is attached to these Minutes and increases the 2024 assessment by \$8.77 to \$219.03.

The Resolution motion was made by Adam Daley seconded by Bill Vogl and passed unanimously.

Brad read the Resolution for the Capital Expenditures projects. The Resolution is attached to these Minutes and approves 6 projects to include construction of two well houses, a pool rehab, and three generator purchases for the Café, Laundry, and Office. The Board authorized up to \$45,000 for the purchases.

In discussion, Bill Vogl asked John, regarding the pool rehab project, when we are resurfacing the pool are we good that the pool is sound structurally, and the resurfacing is what we should be doing. John, with Jerry's input, stated that the resurfacing is what we need to do now, and the structural integrity depends on us being timely in getting this done. Jerry added that we need to do this to protect the concrete.

The Resolution motion was made by Barbara Levedahl, seconded by Jim Spofford, and passed unanimously.

### **Board Member Elections**

Brad – the last item on the agenda is the candidate name drawing for the ballot placement on the ballot.

Ed prepared the names for the drawing, Brad provided the official Stetson hat, Bill was the official hat holder, and property owner Rita Dunn drew each name from the hat. The following is the order of the candidates on the ballot for the 2024 Board election.

1. Dave Johnson
2. Jim Spofford
3. Shaun Dunn
4. Antonio Guerero
5. Marbert Moore
6. Larry Drgac
7. George (Sandy) Langston
8. Trent Edwards
9. Michael Pelosi



## Adjournment

Brad – That concludes the October Board meeting, I will entertain a motion,  
Larry Sunderland made a motion to adjourn.

Before adjournment, questions were raised by the following property owners:

Chuck Carreo commented that we have a large number of nominees, for a change, which is excellent. I have two questions relative to holding office. One would be with the voting, is there a certain percentage one has to have, and could there be a situation with so many people being nominated that we don't reach that goal?

Brad responded - Yes that is possible. To get seated you have to have received not only the highest amount of votes but you have to have a simple majority. As an example, if there is 100 votes cast, you have to have received 51 votes to be seated.

The second question is with terms of office. Is there a limitation as to how many times a person can be on the Board?

Brad responded – Yes, you can hold two consecutive terms of three years each, and then as an officer you can hold two consecutive terms as an officer with the same officer position.

Brad continued – To address your other concern, what happens if we don't seat Directors? We have to seat 5 in order to have a majority to have a quorum and if we don't, the remaining members would have to nominate someone to be on the Board.

Shaun Dunn then asked about the terms that are available, one-, two-, and three-year terms. How is that decided?

Brad responded – say we are able to seat five candidates, the top three that get the most votes get the 3 three-year terms, the next one would get the two-year term, and the next 1 would get a one-year term. What happened when Barbara and I got seated, there wasn't a third position seated, so that's why there is a one-year term. Unfortunately, Richard is resigning so his position comes open and will get a two-year term. And then there's Bill, Jim, and Ed and this is their third year, so they go off. Bill can't run because he served two terms, and Jim has only served one term, so he can run.

Shaun Dunn asked, so when people vote are they choosing a person for an open position?

Brad responded – they're voting for candidates for five open positions. They are not voting for a position. They're just voting for five open positions to be on the Board. The top three who get the most votes and a simple majority will be seated in the 3 three-year positions. that are coming up first.

This was followed by an open discussion to explain that each property owner gets 5 votes for 5 positions. You do not have to use all 5 of your votes but you have 5 votes. So, out of the 9 candidates, you get 5 votes.



A property owner asked if the candidates who are here would stand. Six candidates out of the nine are here and they identified themselves by name.

Brad asked if there were any other questions for the Board. There were none.

Larry restated his motion to adjourn, Richard seconded, and there was a unanimous vote to adjourn.

The meeting was adjourned at 11:00 AM.

Respectfully submitted:  
Ed Marcato, Secretary



**RESOLUTION BY THE BOARD OF DIRECTORS**

**Discussion: WHEREAS,**

At the September 28, 2023 Workshop the Board of Directors and the Manager have prioritized the specific capital expenditure projects listed below:

**Therefore;**

**BE IT HEREBY RESOLVED:**

The Board of Directors approves the following capital expenditure projects:

1. A Well House for the Cabin Well: Estimated cost \$3,000
2. A Well House for the 3 Mile Well: Estimated cost \$3,000
3. The Pool Rehab Project: Estimated cost \$3,500
4. The purchase of a 26Kw Generator for the Café: Estimated cost \$14,880
5. The purchase of a 10Kw Generator for Laundry, Cold Storage, and Deer Locker: Estimated cost \$11,000
6. The purchase of a 7.5Kw Generator for the Office: Estimated cost \$7,500

The total estimated cost for these purchases is \$42,880. However, the quotations for these purchases are now several months old, therefore the Board of Directors authorizes up to \$45,000 for these purchases.

This resolution  amends  replaces  revokes  adds

To the Bylaws

Article \_\_\_\_\_  Section \_\_\_\_\_

Policy and Procedures Manual

Article \_\_\_\_\_  Section \_\_\_\_\_

Board Procedural Manual

Article \_\_\_\_\_  Section \_\_\_\_\_

Effective Date: 10/28/2023

Motion By: Barbara Levedahl

Second: Jim Spofford

Ayes: 8 Nays: \_\_\_\_\_ Abstain: \_\_\_\_\_ Absent: \_\_\_\_\_

Record of Voting:

A Daley \_Y\_; B Levedahl - \_Y\_; B Vogl - \_Y\_; B Anthenat - \_Y\_ E Marcato – \_Y\_;

J Spofford \_Y\_; L Sunderland – \_Y\_; R Cummins – \_Y\_;



**RESOLUTION BY THE BOARD OF DIRECTORS**

**Discussion: WHEREAS,**

Per the Bylaws, Article 4.01, Duties of Directors, pp f, the Treasurer shall review, in October of each year, the change in the annual CPI from September to September in the US Department of Labor, Bureau of Statistics, All Urban Consumers (South Urban) Consumer Price Index, and, upon this review the Board shall adjust the assessment for the coming year by adding to the assessment for the coming year an amount equal to the change in the CPI.

**Therefore;**

**BE IT HEREBY RESOLVED:**

Based on a change in the CPI from September of 2022 to September of 2023 of 4.17%, the Board increases the annual assessment for 2024 by \$8.77 to \$219.03.

This resolution  amends  replaces  revokes  adds

Article \_\_\_\_\_  Section \_\_\_\_\_ of the  By-laws

Policy and Procedures Manual  \_\_\_\_\_

Article \_\_\_\_\_  Section \_\_\_\_\_

Effective Date: October 28, 2023

Motion By: Adam Daley

Second: Bill Vogl

Ayes: 8 Nays: \_\_\_\_\_ Abstain: \_\_\_\_\_ Absent: \_\_\_\_\_

Record of Voting:

A Daley \_Y\_; B Levedahl - \_Y\_; B Vogl - \_Y\_; B Anthenat - \_Y\_ E Marcato - \_Y\_;

J Spofford \_Y\_; L Sunderland - \_Y\_; R Cummins - \_Y\_;