

Board of Director Meeting Minutes for 10-25-25

Call to order at 10AM

Attendance taken with Amy Law, President; Larry Drgac, Vice President; Dave Johnson, Secretary; Chuck Hinson, and Adam Daley present. Marbert Moore, Treasurer and Jim Spofford were absent.

Public service announcement

Anthony DeArman delivered a public service announcement emphasizing the importance of community participation and the role of the board in maintaining transparency and accountability. He highlighted the need for property owners to stay informed and engaged, while also urging caution when considering proposed changes to ensure they benefit all property owners

Adam Daley announced a Veterans Day event at the school on November 11th, offering a free breakfast and ceremony for veterans and their families.

Minutes from the July Board of Directors meeting were accepted as submitted and voted on with Amy Law, Larry Drgac, Dave Johnson, Chuck Hinson, and Adam Daley voting in favor. None opposed. Marbert Moore, and Jim Spofford were absent.

President's report presented by Amy Law discussed several updates, including the successful auction of 11 POATRI-owned lots with 27 potential bidders, and the implementation of a new accounting system to replace the previous one. She highlighted the success of Property Owner Appreciation Day, which included a craft fair. She also announced that the generator behind the laundry room is now in service to prevent cafe inventory loss during power outages.

Treasurer's Report was presented by Dave Johnson. The report covered the quarterly financial report for the nine months ending September 30, 2025, which showed a net income of \$79,000 compared to \$100,000 for the same period last year. The revenue was generally stable, with notable increases in RV/campground income and retail sales income, while costs for restaurant, alcohol, and utilities were higher than last year.

Operations Managers report was presented by Aaron Smith. The operations manager reported significant progress in the third quarter of 2025, highlighting infrastructure improvements, auction preparation, and staff achievements. Despite challenges like staffing transitions and weather disruptions, the team maintained high service standards. Key milestones included the installation of a backup generator, water truck procurement, and various facility upgrades. Ongoing projects include improving the laundry facility and addressing road maintenance issues.

Road maintenance report was presented by Aaron Smith and included the water truck procurement and ongoing Road work highlighting the challenges the July and recent rains presented.

Water Committee report by Larry Drgac. Larry reports that the water levels have been holding steady since the last rain. Clarification on the names of certain wells and which ones were potable was also discussed.

Communication Committee report was presented by Dave Johnson and included updates on the newsletter, and thanking those that contributed content and assisted in editing. He also reminded all that content submissions are welcome.

Old Business:

Election of new Vice President announcement was made by Amy Law.

Site plan: Chuck Hinson reported the base map and work is ongoing.

The property owner's appreciation lunch and auction, including the craft fair was successful and received positive feedback from many attendees.

3 Mile Project was discussed. There are five easements that have not been executed that are needed to submit the road to the county for approval into the county road system.

NEW BUSINESS

Wi-Fi update plans were discussed and explained. A motion was made by Larry to accept a bid of \$ 6,941 for upgrade of the system; the motion was seconded by Adam. A vote was taken with Amy Law, Larry Drgac, Dave Johnson, Chuck Hinson, and Adam Daley voting in favor. None opposed. Marbert Moore, and Jim Spofford were Absent.

Communication committee chair change announced. Dave Johnson is now the Communication committee chair.

Assistant Ranch Manager position discussion continues.

2026 assessment rate resolution was presented; the resolution noted the 2.6% increase of the CPI which resulted in the 2026 assessment being \$229.90. Dave moved to accept the resolution with Adam seconding the motion. A vote was taken with Amy Law, Larry Drgac, Dave Johnson, Chuck Hinson, and Adam Daley voting in favor, none opposed. Marbert Moore and Jim Spofford were absent.

Discussion of the need to continue policy and procedures revisions and unifications. Examples of issues highlight the ongoing need to clarify and ensure that the various documents do not conflict.

Ballot position was selected by random drawing with the following position.

1 Vince Slominski

2 Alan Garcia

3 Carol Vaughn

4 Justin Andrews

5 Chuck Hinson.

CD Combination resolution. A resolution was presented to combine the 2 contingency fund CDs. A motion was made to accept the resolution by Chuck Hinson and seconded by Larry. A vote was taken with Amy Law, Larry Drgac, Dave Johnson, Chuck Hinson, and Adam Daley voting in favor, none opposed. Marbert Moore, and Jim Spofford were absent.

With no other business pending adjournment occurred at 10:50 am