

Bar D Board of Directors Meeting

December 9, 2018, 10:00 AM – 11:00 AM; By Phone

Attendees

Board Directors Present	Board Directors Absent	Association Members
Russ Kaufman - President	Brittney Eldridge - Treasurer	Terry Pierce (First 5 minutes)
Annabelle Kaufman – Secretary		
Amy Hileman- Member at Large		
John Randazzo-Cattle Manager		

December Action Items

Owner	Action
Russ, Annabelle	<ul style="list-style-type: none">Look through paperwork for grader title
All	<ul style="list-style-type: none">Think about possible candidates for open Board positionPrepare for Annual Meeting, as noted below.
Russ, Annabelle, Amy	<ul style="list-style-type: none">Amy contact bookkeeper for templates she usesFinalize 2018 treasurer statements
Russ, Annabelle, Amy	<ul style="list-style-type: none">Determine next steps to secure back gate (when meet at end of Dec to finalize statements)
For 2019 new Board	<ul style="list-style-type: none">Prepare maps of the ranch that depict the following, then save to Google Cloud<ul style="list-style-type: none">✓ Lots that are fenced out✓ Culvert locations✓ Roads receiving annual road maintenance

Follow-Up on Prior Action Items

Owner	Action	Completed
Annabelle	<ul style="list-style-type: none">Contact Crow Hill Bible Church to secure space for annual meeting. Verify internet access.	<ul style="list-style-type: none">Completed. Crow Hill not available. Reserved space in Fairplay.
Amy	<ul style="list-style-type: none">Contact BLM on renewing lease and request an invoice for the renewal.	<ul style="list-style-type: none">Completed
Russ, Amy	<ul style="list-style-type: none">Verify which properties are fenced out, update map, and send to John.	<ul style="list-style-type: none">Completed.
John	<ul style="list-style-type: none">Contact Terry Beckner. Let him know we are working on the map, BLM sent a letter of notice on need to get contract, need to finalize contract.	<ul style="list-style-type: none">Completed. Contract signed.
Amy	<ul style="list-style-type: none">Use the treasurer's responsibilities to create the following lists: what we should outsourced to a CPA, what treasurer must do in an outsourced situation, what other responsibilities could be handed off; what the treasurer must retain. Solicit bookkeepers to perform outsourced work and secure an individual/company.	<ul style="list-style-type: none">Completed. Bookkeeping services secured and approved by the Board.
Russ	<ul style="list-style-type: none">Investigate snow removal options.	<ul style="list-style-type: none">Completed. Snow removal contract signed with company.

Snow Removal

Terry Pierce requested that he plow Reinecker Court from his driveway down to the Thompson house in exchange for waiving of annual dues. The area is shaded and needs a timely response and maintenance. This will save the Board from having to contact the company for just this area. This is consistent with the agreement approved with Jim Halpin, and the Board unanimously approved.

Prep for Annual Meeting

President's Report

- Note that all Board members come together to handle responsibilities. We don't just each perform our individual set responsibilities based on role.
- Roads
 - 2018 maintenance
 - Culverts – inventory HOA owned; clear and maintain your own
 - Replace back gate, heavy chain, camera
- Communication Plan – Cover what was sent out in mail
- Ranch Day – Solicit feedback and interest in starting these up again to help maintain the Ranch

Cattle

- Renewal of cattle contract
- Cattle guard replacement/maintenance needed (Rainbow Court, SW side of ranch by Halpin's lot)
- 2018 income generated

Treasurer

- Amy to contact Adelina – Obtain desired format for reporting so we can recon for 2018, ideally what Glacier uses.
- Russ, Annabelle, and Amy - Complete reconcilements for 2018 for distribution at the meeting.

Board Elections

- Ask for expression of interest in Board roles
- Put forth nominations
- Vote

Miscellaneous

- Russ will bring coffee and condiments.
- Amy will bring breakfast treats.
- Board members will arrive at 10 AM. Meeting starts at 11 AM.