

GPROA 2023 2Q Board Meeting

Zoom Call

Meeting was called to order by President Jeff Kluth at 6:05 pm. Attendees included: Jeff Kluth, Michael Johnston, Mike Bain, and Alan Jones. This constituted a quorum of the Board.

1. Central Paving Proposal – Central Paving’s proposal was shared with the Board members before the call; the total proposed is \$57,692.97, with a \$12,000 deposit. Michael reported that the association has \$60,000 in its money market fund. The brushing invoice was \$3,089.88, but we have a \$3,000 grant from Washington DNR to apply to that liability (Treasurer must complete paperwork and submit to DNR for payment). Finally, the Board of Directors Liability Insurance premium will be almost \$1,500.

There will be other expenses over the course of the year and we may have to take some money out of the reserve fund for snow removal in the fall. However, when dues begin to come in we can repay that borrowed to the reserve fund. There will be no funds for graveling this year. We should also begin work soon since it’s already mid-June.

Michael J moved to accept the CP proposal; the motion was seconded by Mike B. The Board voted unanimously to proceed with the work.

2. Brushing (LandTek) – Has been completed, although there is a great deal of debris on the roads. Jeff noted that there is no money to brush the roads and we’ll have to let nature take its course. [Note: some residents have already begun clearing their roads of debris]

3. Speed Bumps on Goat Peak Ranch Rd. - Speeding on GPR Rd is already a problem. There was discussion of placing just one 20 ft. portable speed bump on the roadway; it can be removed in the fall when snow falls. **Mike B. will investigate costs further and report back to the Board.**

4. Shooting Incident in Division III – A resident fired several shots over the course of both days of a recent weekend, which is a violation of GPROA’s CC&Rs (Section 14). About four residents called the sheriff’s office and a case report was filed. The Board recognized the seriousness of this incident and there was unanimous consent that we must fine the resident. The fine will be \$100 or \$200 per incident. **Jeff will get the case number from the sheriff’s office and will send a letter to the resident via certified mail after review by the Board members.** Bill Maloney, Board member, may have heard the shots fired.

5. James Knight’s Driveway – About six years ago Mr. Knight constructed a driveway from within the ranch through a lot to a property outside the ranch, which is a violation of our CC&Rs (Section 17). The property is used as a hipcamp and is regularly filled every weekend. Michael J recommended that the Board send a letter to Mr. Knight requesting that he remove the driveway by a certain date.

Mike B. felt that it’s not worth the fight. We should send a letter noting that the driveway is a violation of our CC&Rs, but also that the Board will monitor the situation and, if trouble develops or traffic gets out of hand, the Board will take further action to demand removal of

the driveway. Michael J did not agree and believes that we cannot selectively enforce the CC&Rs and expect future compliance if a similar violation occurs.

Mike B noted that the Board regularly selectively enforces the CC&Rs. Alan agreed with Mike B's argument, noting that the driveway was constructed 6 years ago and Mr. Knight uses only about 20 ft of Big Horn Way. Jeff noted that if another resident suddenly began, for example, regularly hauling logs through the development it would constitute a dramatically different scenario.

Jeff will draft a letter to Mr. Knight. Mike B will hand-deliver it to Mr. Knight and have a discussion with him about the Board's action and plans to monitor the situation.

6. Abandoned vehicles on Brian Stating's Lot – The abandoned vehicles on Mr. Stating's lot are not only a violation of our CC&Rs but a major hazard. The Board agreed unanimously that we need to take action. **Michael J offered to take photographs, compose a letter to Mr. Stating, and send it. Michael J moved that he proceed with this course of action; Mike B seconded the motion. The motion passed unanimously.**

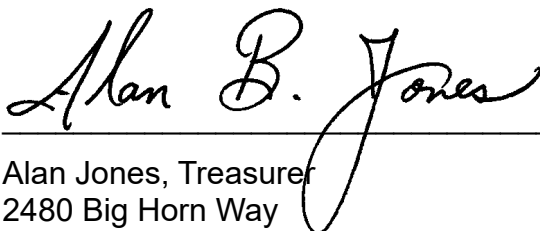
7. Residents living in RV for Two Years on Whitetail Lane – The resident in question sent an e-mail to the Board indicating that this past winter was the last that he planned to live in the RV. He implied that construction on a permanent dwelling will begin in 2023, although no date was given. Jeff noted that the CC&Rs allow for 7 mos of residence annually in an onsite RV.

The Board agreed that we need to formalize our attention to this matter. **Michael J accepted the assignment of composing a letter noting that Board's attention and sending it to the resident.**

8. Michael J will complete a final reconciliation of his Treasurer books by July 1st and transfer the treasurer's files to Alan after that date. Alan will accompany Michael J to the Wells Fargo bank in Ellensburg to sign the necessary signature card to assume the treasurer's duties on behalf of the GPROA.

Mike B moved that the meeting adjourn and the motion was seconded by Jeff. The vote was unanimous and the Board Meeting adjourned at 6:56 pm.

Respectfully submitted,

A handwritten signature in black ink that reads "Alan B. Jones". The signature is written in a cursive style with a horizontal line underneath it.

Alan Jones, Treasurer
2480 Big Horn Way
Cle Elum, WA 98922