



North Ranch Advisory Committee

December 4, 2024 minutes

Respectfully submitted by Marybeth Conger

Chairperson Tom Beavert called meeting to order at 10:00 AM. The following AC members were in attendance: Duane Sauer, Bill Howe, Barabara Howe, Tom Thomas, Tom Beavert, Bonnie Klein, Marybeth Conger, Betty Jackson, Jean Wise, Ken Coleman, Don Gabler, and Joy Duellman. Cal Klewin was absent. Chairperson welcomed our two newest members Duane Sauer and Don Gabler. New lot owners Debbie and Tom Cox were introduced.

There were no changes or additions to the December 4, 2024 agenda.

Motion was made by Marybeth Conger and seconded by Bonnie Klein to accept the November 6, 2024 minutes as emailed. Ken Coleman will email final November 6 minutes to members and publish on ENRCAMA Advisory Committee page.

The following RPI Liaison report was presented by Marybeth Conger: following the Community Discussion where the offer was announced, on November 22, 2024 a letter was emailed to RPI CEO Travis Carr requesting details so the North Ranch Community could explore the possibility of purchasing the Utilities and obtaining the Activity Center. This was Step One. Travis Carr responded and will explore providing information from their CPAs and others. The target receive date should be within the next three weeks. Next members of the Advisory Committee's steering committee met with Tom Beavert and several others, providing valuable input, guidance and suggestions relating to the sale of the campground. A very big thank you to Chuck Van Winkel, John Moore, and John Kemp for your volunteerism on this steering committee. This was Step Two. In follow up, Tom Beavert established and appointed a three-person Investigation Team consisting of Linda Conners, Tom Sawyer, and Robert Purdy. Their goal is data collection about NR Utilities and Activity Center. This team was also challenged to develop a community friendly communication process to ensure that all interested North Ranchers could speak their minds. After all there are so many talented people here at the ranch and this is a community decision. At this time the Investigation Team will

provide recommendations to the Advisory Committee. This was Step Three. As you can see North Ranch volunteers are moving us forward.

Chairperson Tom Beavert made a few remarks about meeting flow and agenda.

Correspondence: Tom Thomas presented the following report. On October 11, 6 Courtesy letters were sent to lot owners regarding CC&R issues. Five of the six corrected their violations and one did not. The Committee voted to send a Written Notice of Violation to this lot owner which is the next step according to our Policies and Procedures. This notice was sent on November 19. We allowed an additional 30 days for them to come into compliance. If this is not corrected, we will submit all relevant documents to RPI, who has recently told us they will assist us with any CC&R issues.

Treasurers report presented by Bonnie Klein. Checks will be processed for the receipts received. John Moore's name has been removed from account as well as the security camera funds.

Green Space report presented by Jean Wise. She has updated the Green Space Adoption form. Only two green lots GS317 and GS382 remain adoptable. Hearing no objections, the Green Space form is approved.

Welcome Package report was presented by Betty Jackson via Marybeth Conger. The new and improved 10-page Welcome packet was refreshed to contain pertinent information for North Ranch. Hearing no objections, the new welcome packet is approved. Betty and Geri Chase will deliver these packets to new lot owners which includes the Information form. They will present a lot number delivery list to Duane Sauer, a new coordinator supporting Betty. Duane will present lot numbers to the Welcome Packet follow up team (Jean Wise and Sharon Maurina) who will return to the lot owners within two weeks. After answering questions, they will gather completed information form and return to Duane. Lastly, Duane will ensure both Joy Duellman and the North Ranch resident guide coordinator received copies of the information form.

Unfinished business- none at this time

New business: Charge North Ranchers the same price for a digital PDF copy of the resident guide. Begin sending inspection bills to ENRCAMA. Develop a list

of lot inspectors following the NR plot map. Discuss and land on job functions for members.

Public Comments: Resident's guide going to printing. Make sure info is accurate. The letter discussed at the ENRCAMA meeting has been withdrawn as premature. Mediation agreement reviewed.

Next Meeting Wednesday January 8, 2025. Adjournment of meeting at 10:47AM