**Mountain Air Ranch  
Minutes of the Board of Directors for August 22, 2024**

**Call to Order**: The meeting was held in person at the MAR Clubhouse and called to order at 5:30 pm. Carla Gurovich, Jack Williams, Jim Buck, Jim Williams, Riah Onstott, Danny Babish and Ronnie Thomas were present. Chris M., MAR operations manager, and Ellen R., Membership Committee Chair, were also present. Guests present: Kathy W., Jeff J, Mark R, Diane R., Bob L., Deela C., Linda C.

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| **Guest Comments**:   * Kathy W and Jeff J proposal: collaboration with Colorado clubs; may financially benefit MAR – Rocky Mountain Naturists (231 members) – brings members to MAR – host pool days once per month 15-22 people – no longer MAR members or used up 3 visits but can’t join – opportunity to come with RMN and charge extra ($30? on those dates); bring in revenue for MAR, Grill/Ice Cream, and possibly convert to members. RMN would like to collaborate with MAR to work on bringing in more members. Breakdown in club male/female – follows MAR ratio (60-40) and Jeff vets his members before he allows them to join his club. Most events have a good ratio male/female – approx. 100-120 participants for their events. 4 visits only through the collaboration at higher rates than our regular grounds fees. * Bob L. re tree mitigation in parking lot area. Per Chris, the mitigation that has been done is for distance to buildings for scrub per JeffCo requirements. |  |
| **Approval of July 11, 2024 meeting minutes.** Motion by Jim B (via email on 7/25), 2nd from Jim W. Approved on 8/22/24.  **Motions Passed Since July 11th meeting**:   * 7/24—Motion from Jim B; 2nd from Ronnie: to approve Volunteer Policy & Procedures – Approved on 8/22/24. |  |
| **Manager’s Report**  Report was emailed on August 22 and is pasted to the bottom of these minutes.   * Confirm Liability Waiver form being used with all applications & renewals (and how to get forms signed for those members renewing prior to Waiver Start Date) – *Ready to be added through renewals or can be sent via email to those who had already renewed.* * Backfill of dirt behind the retaining wall in the Sauna Building – *waiting on clear access from construction* * Specific policy recommendation for handling assessments for members who joined latter half of 2023 – *complaints haven’t been coming in since our last discussion, so we’re on hold but new members haven’t been told it will be coming again – Chris and Ellen to discuss.* * Status of MAR Campsites Review – Next Steps for those not adhering – *most are cleared; a couple special challenges.* * Memorial Road Sign Status – *still need done.* * Ranch Trucks Status & Repair – *white truck is being serviced by donation for labor; red truck will be next.* * Status of research on commercial umbrellas – *one new one broke on first day - $400 - $119 per umbrella; need to find the correct products – 7 new stands – some stands are staining the new deck.* * Status of Repairs to Dump Station – *waiting for Curtis to be done with other projects; may need to raise the well – Jack will discuss with Chris.* * Pavers between pool deck and playground – members can pay to have name added to a paver and Darren would not charge for the etching of the names – there is a sample out there to see how it would work out before we put this in place – single size or multiple size bricks – we need measurements in place to determine how many bricks we would need. | Chris – what does Carla owe for umbrellas and stands?  Chris – For pavers, provide measurements and estimate of total amount to be advanced prior to members paying.  Chris to email Traveler’s (10/2023 fire claim)requesting confirmation of receipt of final bills, status of claim and next steps. |
| **Membership Report – Ellen R** (via email)  The Membership Committee’s last meeting was July 14, 2024.  We discussed:  Welcomed Kegan B. to finish Ronnie T.’s. term this year.  Membership Mixer debriefing and preparation for next.  Reviewed Adopt a Dude results: 22 visits for $679.00  Having small panels to research and make proposals to the entire committee, regarding special issues. Created a panel for referendum.  Membership Count as of 7/14/24, after 34 applicants reviewed.   * Males # 317 61% * Females # 200 39% * Total # 517 * Full # 388 75% * FOM # 129 25%   # 517  Waitlist as of 7/14/24:  40 men, dating from 9/16/20  Approximate lost revenue in 2023 & 2024  **Combined 2-year lost income = $37,485.00** |  |
| **Treasurer’s Report** (July Financials emailed to Board on 8/12/24)  **July 2024**  Balance Sheet  Operating Account $126,961  Child Credit $ 45,179  Capital Improvements $103,857  Memorial Garden $ 27,288  Wait List $ 13,020  Assets $1,216,500  Liabilities $ 290,608  Equity $ 925,892  Income Statement  July 2024 Profit & Loss July 2024 Profit & Loss  Income $121,133 $ 98,964  Expense 92,197 166,025  Net Income 28,936 -67,061  July 2024 Profit & Loss YTD July 2024 Profit & Loss YTD  Income $533,960 $656,654  Expense 385,696 464,661  Net Income 148,264 191,993  Accounts Receivable  Current $129,086  0-30 868  31-60 2,558  61-90 500  91+ -5,412  Total $127,600  Comparing July 2024 to July 2023, Income is up, Expenses are down, and Net Income is up.  Comparing July 2024 YTD to July 2023 YTD, Income is down, Expenses are down and Net Income is down.  I continue to recommend no new projects or expenses.  We need to continue to work to keep expenses down while increasing revenue.  **Motion to Approve Treasurer Report:** Jack W., 2nd Riah. All approved. |  |
| **OLD BUSINESS** |  |
| **Infrastructure Project Update – Jim Williams & Jack Williams**   * Pool & Deck - DONE * Stairs Update –   + Concrete-only volunteer donating labor to come in under budget for top and bottom landings.   + Stairs: Have gotten another estimate (referral from Chris’ son) on steel stairs for $10k based on redesign by engineer.   + Total Down to $15k for stairs which includes steel, concrete and clean up.     - There can be no drop off more than 30 inches along the length of the stairs. |  |
| **Technology & Wi-Fi Update & Recommendations – Riah**   * We now have internet back over by Nature’s Way and at top of Howard Murphy Hill; MAR Heights is still not with full access; we sold out of devices and are ordering more. Suggest purchase when people get a new site. * Replaced 5 devices and made significant difference in strength of other devices; Riah donated his own personal device to JR. * Weather-related issues over past weekend. Still have Rise and Neteo in office for back up – Riah wants to terminate Rise due to inattention to repair requests. * Slow internet or internet outage work orders should go to the office versus people pounding on Riah’s door. |  |
| **New Business:**  Annual Meeting on September 14   * Catering status - *done.* * Reminder to send slides from Jack/Jim W; Riah, Chris, Kathy W., Ellen | |
| **Next Meeting: Regular Meeting – October 3 @ 5:30 – Thursday - via Webex**  **Business Plan special meeting – September 3 @ 3:00 at MAR** |  |
| **Adjourn:** Motion from Ronnie, 2nd by Jim B unanimously approved. 6:30 pm |  |

Manager’s Report August 2024

* All balances as of 11:02am- 8/22/2024
* Main Account $175,372.77 (not including ins. Payment)
* Cap Improvement Account $ 97,975.86
* Memorial Garden Account $27,288.14
* Child Credit Account $45,178.58
* All bills are current.
* Received the Philadelphia Insurance bill today $34,661.56 through Advantage Insurance.
* Fireman’s Fundraiser $554.00 (Sit N Bull) $3,837.50 (Fundraiser 8/17/2024) Total $4,391.50

Expenses $438.94. Check to Inter-Canyon $4,000.00.

* Lessons Learned during the recent evacuation: Turn power off to the pool and hot tub before leaving property. We need to figure out a better way to build a roster of who is on the property. This is difficult, because only Visitors and FOM members have to check in and out of the office. Keep the info in the “Go Box” current. Hold annual evacuation/emergency drills for our membership. Continued Education for our membership.
* We received a $10,000.00 anonymous donation for our 90th Anniversary Celebration. Created a new Donation account in QB.
* Office hours beginning August 25th will be 9-5, 7 days a week. Fall & Winter Hours November 1st through February 25, 2025, the office will be open 7 days a week from 10am until 3pm.
* Submitted the final receipts to Travelers regarding the Fire on 10/09/2023. Waiting on a response – total $32,875.42 submitted.
* General Membership Lunch Menu: pulled chicken, pulled pork, buns, different BBQ sauces, coleslaw, potato salad, baked beans, watermelon, cake and ice cream. I would like to take a picture of the new pool, hot tub and deck for on top of the cake with Thank You to our members on it. (Contracted with Jeremy & Pam)
* Fall and winter staffing will begin when we close the pool down for completion.
* I will be on vacation from after the General Membership Meeting on September 14th through September 29th. I have cross trained the office staff to do payroll and matching in QB. All scheduling has been completed through the end of September. I will leave with all bills paid but would like to train Ronnie on how to cut checks in QB in case needed.

Notes During Meeting

* We need a way to make sure all people leave the property in the event of emergency/evacuation. GO-BOX needs to be updated. Clearer directions to members as well in advance.
* Can we still charge fees for entrance to 90th with donation? Chris to clarify where money from donations go if we don’t actually use it or use all of it.
* No response from insurance re October 2023 fire. Carla suggested Chris email them requesting confirmation of receipt of final bills, status of claim and next steps.