**Mountain Air Ranch**

**Minutes of the Board of Directors for March 6, 2025**

**Call to Order**: The meeting was held in person; called to order at 5:30 pm. Carla Gurovich, Jack Williams, Ronnie Thomas, Jim Buck, Jim Williams and Riah Onstott and Danny Babish were present. Chris M., MAR operations manager and Ellen R were also present. Guests included: Jeff J.

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| **Guest Comments**: Rocky Mountain Naturists – following up on request from last summer; does guest visits pertain to their group (253 members, 94 identified as MAR members). | 4 members = 4 guests – BOD will have additional discussion via email |
| **Approval of January 9 BOD meeting minutes**  Motion by Jim B, Second by Riah.  Discussion:  Vote: Approved  Review Email motions   * Nothing to review |  |
| **Membership Report**  Membership report was emailed on March 4, 2025.  Membership Count after 2/22/25 meeting.  Males: 346 63.7%  Females: 197 36.3%  Total 543  Full Members: 422 77.7%  Friends of MAR: 121 22.3%  Total 543  *Ronnie noted that we don’t post the entire report to the BOD meeting minutes for member privacy reasons*  Standards of conduct added “endanger” to verbiage in standards of conduct – signature required?  *Motion to approve SOC as presented in March 2025 by Jack; 2nd by Riah; approved – additional discussion requested for bylaw changes.* | Bylaw changes will be discussed by email |
| **Manager’s Report**  Report was emailed on March 6, 2025 and is attached to the bottom of these minutes along with annotations during the meeting. |  |

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| **Treasurer’s Report for Dec 2024 and Jan 2025**   |  |  |  |  |  | | --- | --- | --- | --- | --- | | Treasurers Report for **December 2024** as of January 11, 2025 | | |  |  | |  |  |  |  |  | | Capital Improvement Account | 51,066 |  |  |  | | Memorial Garden Account | 27,288 |  |  |  | | Operating Account | 91,382 |  |  |  | | Child Credit Account | $43,175.00 |  |  |  | |  |  |  |  |  | | Wait List deposit shown in Operating Account | 11,178 |  |  |  | |  |  |  |  |  | | Balance Sheet |  |  | Accounts Receivable |  | |  |  |  |  |  | | Assets | 961,946 |  | Current | 71,685 | | Liabilities | 289,310 |  | 1 to 30 | **2,106.00** | | Equity | 672,636 |  | 31-60 | 975 | |  |  |  | 61-90 | -771 | | December P&L | 24-Dec | 23-Dec | 91+ | -6,980 | |  |  |  | Total | 67,015 | | Income | 57,218 | -25,614 |  |  | | Expense | 51,945 | -194,467 |  |  | | Net Income | 5,273 | 168,852 |  |  | |  |  |  |  |  | |  |  |  |  |  | | YTD P&L | 24-Dec | dec |  |  | |  |  |  |  |  | | Income | 716,905 | 736,578 |  |  | | Expense | 750,955 | 611,861 |  |  | | Net Income | -27,546 | 163,637 |  |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | | Treasurer's Report for **January 2025** as of February 14 2025 | | |  |  | |  |  |  |  |  | | Capital Improvement Account | 51,066 |  |  |  | | Memorial Garden Account | 27,288 |  |  |  | | Operating Account | 88,730 |  |  |  | | Child Credit Account | 43,175 |  |  |  | |  |  |  |  |  | | Wait List deposit shown in Operating Account | 10,520 |  |  |  | |  |  |  |  |  | | January Balance Sheet |  |  | Accounts Receivable |  | |  |  |  |  |  | | Assets | 1,028,422 |  | Current | 169,153 | | Liabilities | 260,818 |  | 1 to 30 | 2,778 | | Equity | 767,605 |  | 31-60 | 60 | |  |  |  | 61-90 | 837 | | January P&L | 2024 | 2023 | 91+ | -8,052 | |  |  |  | Total | 164,776 | | Income | 49,315 | 44,443 |  |  | | Expense | 56,725 | -10,898 |  |  | | Net Income | -7,410 | 55,341 |  |  |   Motion to Approve Treasurer’s Report by Jack; 2nd Riah; approved  *Projects should be on a staggered basis* |  |
| **2025 Budget**  Review Project Priorities and Approve Selected Projects – Very Limited Funds Available   * Need to include funds allocation for Triggs site repairs due by 3/31 *($1200 high estimated on the deck only for materials) Furnace, 20 ft. awning (approx $1500) for materials only (fabric only approx. $600-750), air conditioning unit, water leak, water pump are possible necessary repairs. Possibly $3k total.* * Highest Priority from Spreadsheet Needed for Season includes:   + Clubhouse Bathrooms $2,800 *in progress*   + Additional Lounge Chairs & Umbrellas – Need estimate *good ones are $179 each on sale that can be re-strapped over the years; commercial quality lasts longer and costs less. 10 chairs - $1800? Umbrellas – over $200 each for quality; sunshades for some sides of pool - $2800 for preseason for 5 umbrellas and 10 chairs*   + Road Maintenance $7,860 – Do we need competitive bids? Do in stages? *Mica Mine needs contractor with insurance and skill set; need to avoid electric lines on property; need to fix areas that affect majority vs minority currently; we need a professional*   + Improve Electrical Lighting – At least in Clubhouse parking (need estimate)   *$3000 + $8000 + $3000 (umbrellas/chairs + road + clubhouse bathrooms + $1000 lighting (SOLAR?) = $15,000?) – under repair and maintenance per Jim B in budget we have in $28,000 designated*  *Jim W - can road work be in increments?*  *Danny - Motion to Approve budget as presented; Jim W 2nd – approved*  *Danny - Motion to approve projects as listed above, Jim W 2nd - approved*   * + Wood Resurfacing – At least key areas – use volunteers (need materials estimate) * High but Need More Info for:   + Water Leak Between Clubhouse/Pool and Other Area   + Water Drainage & Erosion Control |  |
| **OLD BUSINESS** |  |
| MAR 90th Anniversary – Board Decisions needed   1. Do we approve the rate plan, including the timing for discounted reservations/payment?    1. $75 per member if paid by June 7 or $150/member paid after June 7 (with the option to extend timing based on early response)    2. Saturday only fee of $90 offered by office but not publicized – only if someone requests a discount by the June 7 discount deadline. Add-on fee of $60 for Sunday only, again not publicized. Availability of these rates?    3. $150 for all non-member visitors    4. Wrist bands provided to paid members/visitors    5. Grounds fees, overnight, camping and lodging fees are additional    6. Fees are non-refundable 2. Are site holders allowed on property without paying?    1. Can’t really police 3. Are members allowed on property without paying? *Wrist bands will be provided for paying customers; when parking is no longer available, they must use overflow with shuttles, we cannot go over the max limit of people based on what infrastructure can support* 4. What is the maximum number of attendees? Suggestion by Chris for a total of 350. Max number of attendees of 200 members and 100 visitors also previously suggested. New suggestion of 325 maximum with a projection of 225 members and 100 visitors    1. Member response will help to determine whether capacities can be adjusted    2. Capacity limits should be highly publicized to encourag early payment and proper management of expectations and planning   Potential Motion for Editing and Approval: The Board approves a non-refundable fee for the MAR 90th Anniversary Event of $150 for Friday through Sunday, allowing access to all meals and events. Members will be offered a $75 discount rate if paid by June 7 (with the Committee having the option to extend the date) and all members will be encouraged to pay the fee to access the property. The maximum capacity for the event will be 325 people. Further, a non-publicized Saturday-only fee of $90 (*50% off for members if by deadline)*, with a Sunday only add-on of $60, may be offered only as an attempt to upsell by the office up to the date of the event or when a maximum capacity of 325 attendees has been met. Members will be given priority and capacity splits between members and visitors will be managed by the office and the Committee as payments are made.  Jim B makes motion, Jim W 2nd. Jack W. opposes. Motion approved.   1. What is the best timing for social media and other types of publicity? *Discuss closer to time of event as far as outside publicity depending on pre-registration results from April through July. March – June in AANR Bulletin?* 2. How do we handle bad weather? If the upstairs in the Clubhouse is taken up with the auction and MAR history, there is no option to move inside. We also have capacity limits upstairs (which is why bands are currently scheduled for inside). *Shade shelters for entertainment and guests*    1. Members/Visitors not staying onsite will likely not come due to bad weather, so that will likely mitigate capacity issues |  |
| **Infrastructure Project Update – Jim Williams & Jack Williams**  Final Pool/Hot Tub/Decks Project Numbers – *pause discussion to be through email* |  |
| **Technology & Wi-Fi Update & Recommendations – Uriah**  Camplife Software Information – Written documentation and proposal (including pros and cons) needed. May need to postpone discussion to email – *pros and cons; still in research period; discussion to be had with other clubs and how it works with our QuickBooks program – Riah and Chris to discuss further*  *Replacing camera in pump room/shop/boiler* |  |

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| **Deck Coverings Permit Requirements and MAR Approval Level**  JeffCo “Residential” Deck Requirements in Unincorporated Jefferson County say that a permit is required for ALL decks. We are in unincorporated JeffCo.  JeffCo “Single Family” Patio Cover Requirements *suggest* that permits are required for patio covers  The patio guidelines have this language embedded: *This handout was developed by the Colorado chapter of the International Code Council as a basic plan submittal under the2018 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.*  We are zoned as a PUD and therefore we may fall under the Residential Deck Requirements. However, we are generally talking about deck coverings that are not **attached** to the RVs. Someone should go to the County and speak with someone in person (with a printout of the document) and get confirmation as to whether it applies to hard deck coverings not attached to an RV or Park Model.  Need a volunteer to clarify with county.  Guidelines Needed  Guidelines and any associated policies must be written to clarify MAR requirements and should include *at least* the following:   * Definition of a hard deck covering * Permit requirements * Allowable materials (considering fire resistant materials) * Requirement and definition for “easy removal” * Size limits (length, width, height) * Aesthetic requirements including color * Requirement for 100% compliance (no grandfathered structures)   If all are in agreement, need a volunteer to draft the guidelines  *Jack volunteered to go to county before end of March and question about permits* | **Jack to go to county and get written documentation of building and permitting requirements for deck coverings** |
| **New Business - (Items to be discussed at next regular meeting)** |  |
| **Succession Plans for Officers and/or Staff Retiring Within 2 Years**  Move to Business Planning? *Yes* |  |
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| **Next Meetings: Regular Meeting –** May 8 onsite 5:30  **Business Plan Meeting –** May 7 virtual 5:30 pm  Business Plan Meeting to address (with documents for board/manager to work on in advance):   * + Chris’s concerns about Plan Approach   + Comprehensive expense and receipt list that makes sense in our business profile mentioned in Chris’s email of 11/30 for board to review   + Maximum Number of Members Infrastructure can support   + Additional lines of business (Ice, Massage, Grill, Ice Cream, Merchandise)   + Options for streamlining expenses (including office processes) |  |
| **Adjourn:** Motion from Riah, 2nd by Jim B; unanimously approved. 7:37 pm |  |

Manager’s Report 3/6/2025

* Bank Balances: Main Account $101,680.94

Capital Imp $51,066.10

Child Credit $43,176.56

Memorial Garden $27,288.14 Total: $223,211.74

* 2025 Assessment: Invoicing for all full members is complete, Ellen will be invoicing to the FOM members today. (completed before I could finish this report) Currently Billed $75348.00 Currently Paid $11284.00.
* We accepted an anonymous donation for $9600 in which the donor request specific members have their memberships, assessments and AANR dues paid. This task has been completed per instructions and all beneficiaries have been notified via email.
* Janet SJ has been working endlessly on AR & office procedures. Ellen R continually hammers away at AANR and invoicing and membership. Without these two ladies there is no way I could get everything done. These are skilled workers and I Thank Them everyday
* Demo is completed on the Clubhouse bathrooms and the reconstruction is underway. We had to replace a small piece of subfloor in the lady’s room because of rot. Remodel is well underway. Projected completion date March 20th.
* I will not be going on a walk- about this month, I’ll try again for some time in April
* I used 3 of my holiday days to get Gary situated.
* Put an article in the newsletter looking for new Restauranteurs for the Lost Bikini Grill.
* Caleb has been diagnosed with Covid. I am requiring him to isolate for a minimum of 5 days. Stay out of contact with everyone else until he’s fully recovered. This is the current protocol for Covid.
* I have put a lot of thought into some of our current subscriptions. Now that we have strong Wi-Fi, I’m considering canceling DIRECTV replaced with smart Tv’s which would save us over $200 a month. I question the need for the monitored security system, if I cancel it, we will be saving $75. I have already cancelled out shipping service for savings of another $19.99 a month. I’m researching whether there are cheaper options for payroll service than our current Advance Payroll through Intuit. Comparing service and subscriptions to online background checks. I have already laid off the cleaning service and do not intend on bringing them back this season. Comparing internet phone services. I’m taking a really deep look into all of our expenses. *We agree to cut Rise service*
* Chart of Account: I have been reviewing our current Chart of Accounts and items and will be sending recommendations to the BOD by the end of this month. It would be wonderful if we could make the chart of accounts match our business which would make it possible to build an accurate budget.
* I am still recommending between $5000 to $8000 per year for road maintenance.
* I have been actively interviewing staff for the upcoming season. This is one of the most difficult tasks under my purview. We are currently paying the average hourly of a clerical worker in Colorado $20. The average hourly for an unskilled property maintenance worker in Colorado is $24 an hour and the average for a skilled maintenance worker in Colorado is $56000 per year. I’m looking to hire at least 3 seasonal workers to start training in April and work through September 2025. Not whining, just the facts. The current unemployment is 4.6% around 150K people. Only a small percentage of these people are willing to work at a nudist resort. If you are talking skilled or seasoned workers, the percentage keeps falling. I’m looking for people who can understand and care for our members and visitors, welcome nudism, have a good work ethic, short commute etc.
* For your consideration: The process of collecting proof of Liability Insurance and vehicle registration has been very time-consuming, over 60 hours so far this year. In assessing this it came to me that more non-site-holders come and go through the property almost every day. If one of these folks accidentally starts a fire or runs into a building or another type of accident we don’t have proof of insurance on them. I’m questioning the necessity of this process. It seems like we are holding the site-holders more responsible than our visitors and day members.
* We have 3 sites which will be available this year, Terry M is moving to site 418 and Danny & Michele C are moving to 428 leaving sites 114, 128 and 202 open for the site waitlisted people. #1 on the waitlist is Brian & Angie S (they will be up this weekend to look at the sites) 2 is Dan & Tiffany G. (they have been notified) #3 Heidi B asked to go to the bottom of the wait list. Susan A is next, I left a message. If she isn’t ready, then Ron & Justin are next.

*Insurance: Chris has been having issues getting the insurance company to respond and keeps plugging away. Also, more insurance carriers are dropping mountain properties.*