

**NFR Board of Managers Meeting Agenda & Minutes**  
**Sunday September 8, 2024 at 8am**  
**Held at Chris Van Aelstyn's house and conference call**

Board meeting called to order by Chris Van Aelstyn, President at 8:05am

Rollcall of Board members:

Chris Van Aelstyn President – Present

Eric Haley Vice President – Present

Paul Anna Treasurer – Present

Angie Sharpe Secretary – Present

All members of the NFR Board were present constituting a quorum.

Chris Van Aelstyn gave a short overview of her background and time on the NFR.

- No questions asked.

Agenda Items Discussed:

- Board of Managers Meetings:
  - After discussion, agreement was reached that the board meeting would remain quarterly, just prior to the distribution of a quarterly Newsletter. However, the board meeting agenda and minutes would be documented separately from the Newsletter.
  - The meetings would be held to one hour.
  - The suggestion to open the board meetings to other ranch members was discussed and rejected.
  - Conclusion: The board voted unanimously to approve bullets 1 and 2.
  - Bullet 3: President voted yes, Vice President, Treasurer and Secretary voted no.
- Horn Toad Hollow Road upgrade:
  - Paul Anna was contacted by the Lot 67 owner (on Horn Toad Hollow) to have road base put down. A shed is being delivered later this month. The road has not had any improvements since 2013. The board has been planning on adding 2-3 loads of base on it for the last several years but has yet to do it. Recommendation is to do it now using 1 ½" inch with an estimate spending of \$1000 +/-200.
  - Conclusion: The board voted unanimously to approve estimated spending and has been completed as of 09/12/2024
- Committees
  - The three established committees will remain in place with the following designated coordinators: Firewise – Tracy Dahl; Greenbelt – Tracy Dahl; Roads – Dale Van Aelstyn
  - Conclusion: The board voted unanimously to approve coordinators.
- Standup Website
  - Discussion was held on using a NFR website to host board meeting information such as Agendas and Minutes, Newsletters, Covenants, Evacuation Plans, and other useful information. There was much discussion about "Privacy" concerns. Agreement was reached that a website was a good idea but not to include association member contact or lot information. Also to be implemented at a minimal cost. Chris Van Aelstyn has the action to either resurrect the old website or research creating a new one.
  - Conclusion: The board voted unanimously to approve standing up a website.
- Budget
  - Paul Anna gave a budget status readout similar to what was presented at the September annual meeting. No issues or questions were raised.
  - Conclusion: Nothing to vote on; see Horn Toad Hollow Road upgrade
- Other items for discussion as presented by Board of Managers
  - Lot #63 has requested to use culvert for driveway – per board Lot #63 to contact property owner for purchase.
  - Request made to reimburse Tracy Dahl for water tank personally purchased – he has declined reimbursement.

Board meeting adjourned by Chris Van Aelstyn, President at 9:06am