

Conrad Ranch Owners Association (CROA) Meeting Minutes
Saturday, September 16, 2023, 5:00 pm - 7:00 pm
Magic's Pizza in Selah

- A quorum of **37** parcels in attendance
- **Neighborhood Watch Report**
 - Ed Shoenbach shared his narrow escape from gun fire that took place on Alan Rd on Friday, May 19, 2023. The Yakima Sheriff shared with Ed that gang activity is not only a Yakima problem, it is all of our problem.
- **Treasurer's Report: 2022 and 2023 and proposed 2024 - Handout**
 - 2023 - Road Repair Breakdown:
 - \$39,825.15 - Road Maintenance Total
 - Culvert was installed on Box Canyon Road to prevent further road erosion and unsafe freezing conditions from undiverted water in the winter time.
 - Mag Chloride and pulp bi-product was discussed for dust abatement
 - Mag Chloride has environmental drawbacks and may be corrosive to cars.
 - Dust control would be helped by lower speeds and fewer large trucks
 - Garbage trucks enter CROA twice per week and they speed.
 - Suggestion of having car mufflers/exhaust angled so they are not directly facing downward - (Eric Brees)
 - Mag Chloride was challenged as not being an environmental impactive-(Dale Mincel)
 - Apply to only the worse washboard areas
 - Mag Chloride is applied once per year but best after applied in different amounts in various strengths over time
 - CROA used Mag Chloride in the past for dust control with good results. Costs have gone up significantly.
 - Cut back on grading where there are no issues on roads
 - Dust control fund for dust control was proposed - **No vote was taken**
 - Question why grading is happening in July, it does not stay flat, washboarding returns within days. (Dale Mincel)
 - Springtime is suggested by Yakima County as the best time for grading and applying Mag Chloride. Agreed that March/April/May would be a better time.
 - Also, add a crest/slope for better water flow was suggested - (Vicki Davis)
 - Duane of Pine Mountain has been used for the last few years. The request was to get bids for our road maintenance. It was agreed that bids will be secured for future road maintenance. Neighbors want a good price, quality rock material used is essential.
 - Creating a **Road Committee** was talked about. The following people have volunteered, or have been volunteered to be on this committee:
 - Troy Huck, Vicki Davis, Eric Brees. Please feel free to be a committee member if you can commit time and have, or want to gain knowledge on roadway maintenance.

- Hire Victory Associates for CROA treasury assistance as a non-profit
- Historically, CROA had stipulated an “emergency fund” to be kept separate from the checking account funds. A previous CROA board spent funds into the rear. The amount was to be \$5,000.00 for emergency expenditures. (Dale Mincel)
 - It was asked, what is defined as a valid emergency? How does the Board get approval for spending the emergency funds? Does this require a vote from property owners for Board use? Notify residents on FaceBook CROA page?
- Concern about the new cement filled metal posts on property recently acquired from Bee Faith and the proximity to Conrad Road. Code Enforcement came out and measured and determined the fence posts are accurately placed on the new owner’s property. Conrad Road has grown in width over the years of use and grading. The property owner is not part of CROA, they worked willingly with Code Enforcement and Ed on this matter.
- Yakima County Collection Services (YCCS) has been hired to notify CROA residents that are not paid in full to date. The outstanding amount is around \$37,000.00.
 - Liens on outstanding properties owing dues were asked about.
 - Hard to project an accurate budget without knowing who will pay in 2024.
 - This is unfair for property owners that pay their dues to have homeowners that do not.
 - It was asked how many parcels pay their dues?
 - Outstanding parcel owners will be contacted from YCCS
- **The 2024 Budget was APPROVED BY A HAND VOTE.**
- Please provide Ed at etes@fairpoint.net with your email address for ease of contact and saving of funds for a costly mailing in the future, when possible.
- Ed will provide CROA members information on Victory Associates accounting services.
- Noxious Weed Board, Sue Bird was invited to the CROA meeting, but could not attend
 - Firewise was asked about CROA involvement. (Vicki Davis)
 - Cut your cheatgrass, when fire danger has passed, or in the springtime. Keep weeds down, create a green buffer around your property of at a minimum of 30 feet.
 - Use of private tractors to cut down the edge of the roads of large weeds was suggested.
- **Ballot for positions that are up for election passed out for Treasurer and the 5th Position.**
 - Volunteers were asked to consider these two positions. **Mike Rivard** volunteered.
 - **Election results:** Sue Baker, Treasurer and Mike Rivard, 5th Position
- **Discussion of increased fee for CROA home owners that have a business.** The concern is increased wear and tear on the roads.
 - Jennifer Minyard of Estrella Stables spoke.
 - Stressed the fee increase would require an Impact Survey and legal basis would need to be established. The mention of legal action was voiced against CROA.
 - Jennifer confirmed they do not hold events and they are not permitted to do so at their facility.
 - She provides private lessons as a “private horse business”

- She is a horse trainer and their arena is privately permitted/zoned. They are not insured to do so outside of their zoned permit.
 - She feels her clients do not create a noticeable impact on the roadway.
 - She was asked about manure management for the stable facility.
 - She said they use land use methods that are natural and they do not use shavings, no pesticides. Manure is spread and harrowed into their fields.
 - Majority voted to **not** increase fees for businesses since we are zoned AG and FedEx and other businesses regularly use our roadways.
 - **Signs have been installed:**
 - Irene Lane, Suzanna Drive and Box Canyon
 - Ed has road sign for Perron Place, it will be installed soon
 - **Mailboxes on Conrad Road needs major overhaul**
 - Mike Rivard offered metal poles and help with redoing the line of mailboxes
 - Other residents offered their help on mailbox repairs
 - Newer residents have installed their own locking mailboxes
 - **Other**
 - CROA Garage Sale, Friday and Saturday, September 22 and 23, 2023
 - Please put balloons up to indicate you are participating.
 - You can get balloons from Mary Buttrey
 - A CROA Block Party was suggested by Vicki Davis
- Adjourn - 7:00 pm

SUMMARY:

- Create a budget using amounts from consistently paying parcels for fund accuracy
- Grade roads in the springtime
- Get competitive bids on rock and road maintenance - Road Committee function
- Road Committee created: Vicki Davis, Troy Huck, Eric Brees
- Keep \$5,000 in an Emergency Fund separate from general fund
- Eliminate the CROA Website
- Contract with Victory Associates for due collection and report building
- Homeowners need to be “firewise”, cut back at least 30 feet all shrubbery and sagebrush from structures if it is not watered regularly
- Utilize the county’s electric speed sign as a tool to help keep speeding down
- Have a CROA Block Party
- Provide Ed with your email address at tes@fairpoint.net for a CROA Group List
- An additional fee for businesses within CROA was voted down
- Past due accounts have been provided to Yakima County Collections Services
- **FEBRUARY OF 2024, CROA DUE INVOICES WILL BE MAILED OUT - \$400.00 PER PARCEL**