

Minutes

Yakima Ranches Owners Association Phase II
P.O. Box 1795
Yakima, WA 98907

Board of Directors – 10/18/17			
Meeting called by	President Brian Thierolf at 6:39 P.M.		
Type of meeting	Monthly Board Meeting	Location	Terrace Heights Library
Note taker	Ashley Leingang		
Attendees	Debbie & Dave Matson		
Board Members	All Board Members present.		

Annual Board Meeting Minutes	
Presenter	Brian Thierolf
Discussion	The annual board meeting minutes were read and accepted.

Financials	
Presenter	Wyatt & Dusty
Business Checking Account	Financials Redacted
Business Money Market	
Savings/Capital Improvement	

Unpaid Bills		
Postmaster	P.O. Box Annual Fee	\$112.00
Status:	Board approved	

Rock	
Gary	There is still gravel on the side of the roads.
Joe	Advised Brian to rent a sweeper to pick up the gravel if Tommer Construction Company doesn't want to collect it.
Dave Matson	It's better to leave the gravel on the side of the roads.

Attorney	
Joe	What is the latest on the attorney?
Brian	Mr. Carmody's legal assistant, Debbie, was going to go over to Mr. Case's office and try to get the files. He's not sure if that has been done yet.

Solarity Account		
Wyatt	We need to decide who is going to be on the new account. The treasurer can't be on it.	
Also, the names of the new members need to be added to the State of Washington website.		
Conclusion		
Ashley Leingang	Joe Riel	Gary Sanders

Website	
Brian	We should setup a website for the phase.
Joe	Joe will ask his son if he can do it.

Tax Returns & Records	
Debbie gave Wyatt tax assessments for the Association. Wyatt stated he needs records from Debbie.	

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Bookkeeper	
Wyatt	Dusty is leaving at the end of the year. It's a ton of work and Debbie did a lot of it for
We need someone outside of the association. Debbie's brother's firm could do it, but it would be	
more than we paid Dusty.	
Gary	I know someone that might be interested. I will check with her and get let everyone
know.	

Snow Removal	
Brian	The Board needs to discuss snow removal before he purchases the blade & spreader.
Conclusion	
Joe	Motion to approve
Gary	Seconds the motion
Wyatt	Thirds the motion

Outstanding Road Fees	
Dusty	We should consider dropping the old/past due road assessment fees because new
people buying the property will be less likely to pay new fees.	
Dave Matson	They should still be responsible for the debt.

Meeting was adjourned at 7:39 p.m.	
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Board		
President	Brian Thierolf	(509) 969-0998
Vice President	Joe Riel	(509) 930-4044
Secretary	Ashley Leingang	(509) 406-1613
Treasurer	Wyatt Stringer	(509) 388-8237
Director at Large	Gary Sanders	(509) 930-5410