

BCHA General Membership Meeting 2/16/2022, Women's Club

- Started signing in members at approx. 5:50, Shauna supported by validating current (for voting rights) and also payments were collected by some. Sign in sheet retained in file along with proxies.
- Prior to call to order Kelly signed checks for
 - BC Disposal - \$3278
 - Bill Z paycheck - \$1297
 - Women's Club rental - \$55
- Call to order – approx. 6:20pm
- Roll call by Kelly - All board members present – JP, Kelly, Jack, Maury, Tammy, Sean. Shauna bookkeeper and Bill caretaker present
- Reading and approval of minutes –
 - December meeting minutes published on website, Kim made a motion to approve, Virginia 2nd and O opposed.
 - November meeting minutes – Cynthia stated that 2 motions were missed. 1st Motion made by Dennis brown to not have election meeting move forward, was 2nd but never fully voted on. 2nd motion, could not recall at this time. Kelly to process amendment and then read at next meeting (plus publish on website)
 - October meeting minutes were approved at December membership meeting per minutes
- Presidents update
 - Nonprofit status
 - Role is to preside over meetings + Roberts Rules
 - Need to update BCHA Board Member details to show Maury as a 2 yr. term
 - Reviewed how agenda guides the meeting flow, this outline given was going to be our way going forward to conduct positive and productive meetings.
 - Minutes to be reviewed – membership agreed to not have minutes printed and brought to meetings. Would be published in newsletter, on website, posted on board (concession + entry) and copies placed in box at boards for pick up (boxes believed to be in storage room).
- Treasurers report
 - Position is open and Shauna provided update.
 - If you have a problem paying your bill – just call. Have ability to work out payment arrangements but need to communicate
 - Was asked to have lot numbers printed on bills
 - Ending balance from 2021 to transfer - \$26,672; comment was made by Kim believe half to go to projects and half to water line. Sean Referred back to minutes in December that did not designate that and total amount would be put towards projects (minutes were approved)
 - Jackie asked about \$15K in bio security – it wasn't put for the 2022 budget, was for a prior year
 - Checking balance - \$99764 and Savings - \$97,886; this is prior to any transfer of the net income that was discussed
 - Jackie asked to have line items for ear marked funds included in reports so we can tie back to them frequently
- Secretary report

- Update on communications received – questions about dues, reminder that we are member only facility, membership process (including how lot owners can help communicate to potential new members), when we conduct the completion of those documents (at board meetings 1X per month or at general membership meeting).
- Official FB Page – to be members only with Sean taking on the cleanup, to be used for information purposed and admin ran.
- New member FB page that allows for open communication between members, contact list provided to chair (Jackie) and a code of conduct outline.
- Kim brought up in Feb 2013 membership voted to discontinue BC Corrals FB page. Board referenced we had no control over that and numerous “reports” have been made against site. We don’t control it and have to manage our own pages.
- Jackie made a formal motion to have a member to member FB group allowed, Bonnie 2nd and 0 opposed.
- Michelle Rodriguez asked for confirmation on dates of meetings as it was believed website and agenda weren’t matching. Confirmed next board meeting is 1st Thursday of month at 6pm and Membership meetings are the 3rd Wednesday of every even month at 7pm
- Vice President Report
 - Day to day happenings – equipment, dumps, leaks
 - Water truck was down for 30 days (numerous issues) in December and Mahindra for 7 days (tire) – both are up and running
 - Dan Dennett’s loader/backhoe was down but now up and running
 - Dumping
 - Fences, concrete etc. in east side. Manure pile is getting more things than manure (not clean fill)
 - Have a tall pole and considered a light and camera to monitor who is dumping those items
 - Water leaks at 77, 62, 140-142 have been repaired (Ron Hansen has been helping, retired from Henderson water dept.)
 - Trailer parking
 - In 2009 city granted the use of that land for parking of horse related equipment and trailers.
 - First notice was sent out via newsletter
 - 2nd notice will have signs posted on trailers that do not fall under horse related. Suggested that additional notice be in a different color (each at 14 day increments).
 - Jackie brought up BCHA member stickers for cars
 - Policy on dumping, is there one. We used to have signs
 - Trash dumpster is smaller than recycle container. Chelsea made a motion for a special committee on trash and Jackie 2nd. Chelsea then asked to rescind her motion.
 - Jackie made a motion to remove the small trash container (to save money), Chelsea 2nd and 0 opposed. Bill to call dump to get that taken away and will provide a cost savings.
- Reports of Committee’s
- Bylaw – Tammy present chair. Zeane and Donna Olivia are part of committee.
 - Last meeting was approx. in September, it takes time to bring these to life and go thru the process.
 - Tammy to step down as chair and appoint Monte Roesbery.
 - Open to any members that want to participate

- Arena Committee – Jack
 - Miller arena is only one that is named. Consider naming or number other arenas.
 - Upper arenas are long overdue of maintenance for safety of rider and horse.
 - 2 panels need to be replaced
 - Water schedule is 3x per week – Tues, thru, Sunday from approx. 2-4
 - Banded posts on panels
 - Member responsibility to remove items in arena to allow for Bill to water and drag, Kim made up
 - Tied horses in arena are pawing and requires backfilling, not secure on panels
 - Rider fell and had a head injury but doing well
 - Maury volunteered to help Jack with replacing panels
 - Cynthia asked who came up with arena rules, are they in bylaws
 - Kim stated 2007 membership established arena rules. In 2011, 2012, 2013 and 2019 amendments occurred. What's posted in newsletter came from 2019 minutes.
 - Jackie motioned for a committee to revise rules. Desiree was the second and 0 opposed. Jackie to chair.
 - George brought up gate in large round pen needs repair, asked for a walk thru gate. Board to address
 - John Martin to bring up equipment to help dig holes for tie posts. Use telephone pole or railroad ties vs buying new
- Meter Committee
 - Ron Hansen chair
 - Got meters from Bill and working to identify which ones are not working. David Rodriguez is a part of committee.
 - Members asked who they go to if problem with meter. Maury to be the liaison, go to him and he will facilitate with Ron
 - Kim brought up if leak is on member side then they are charged.
- Heavy Equipment update – JP
 - Building out a wish list of equipment that may be needed in future to not rely on Dan Dennett.
 - Backhoe attachment for Mahindra is \$5900.
 - Looking at auctions and other connections for purchasing. Shane Jacob, LV Paving
 - Virginia brought up possibility to write grants.
 - Water tank – no date on spraying and install
 - Kim brought up new equipment was tried in 2009 with a special assessment with only 5 people paying. Grants can only get 15% based off your income.
 - Jackie motioned for a fundraising/improvements committee. Chelsea 2nd and 0 opposed
- Insurance update – Tammy (with the whole board acting as “committee”)
 - Receive 1 offer with American National and presently with underwriting. Agent stated it is believe reviewed by their Executive Board.
 - Cost was more a little more than forecasted in budget.
 - Quote was comprehensive in including buildings equipment etc.
 - \$3M in liability
 - Bonnie asked about rodeo or rough stock, what about rodeo committee.

- Tammy can have rodeo club but it's not a part of BCHA. It does exclude bucking
- John Martin – believes there is paperwork that was not complete or submitted but we had another broker that was willing to write us coverage (John Dorrico and Adam involved). No response was provided by Tammy. Still needed lease agreement on caretaker home and questionnaire on application for condos (yes or no) needed to be completed.
Communications were sent directly to Tammy
- Tammy stated application received was for condos and we are not that.
- John motioned for an insurance committee, Chelsea second and 0 opposed.
- Linanne clarified that we have one offer in UW and John with committee will source an additional offer. Sean and Kelly to be liaison for information on association that might be needed.
- Cynthia asked about closed meetings, state it's for business and not a member run association.
- Kelly spoke up that us as a board moved forward with the January closed meeting. We moved forward with closed board meetings at this time.
- Tammy stated we will have one more meeting closed (March) and then as a board we will determine how we move forwards.
- John Leon asked about High School rodeo, practicing and questions going to Kathy.
- Tammy reviewed the timeline of events and when working on ground leases it was asked for proof of insurance for HS Rodeo. Scott Pastore did not provide and did not have in place. Alex then worked with Kathy to correction and sanction in October. We have no base insurance don't report to unaffiliated clubs, gave example if a latch didn't function properly while activities being performed BCHA would still responsible.
- John believed insurance coverage had been sent. A hold harmless is also signed while they are performing those activities. How do we move forward?
- Bonnie stated insurance coverage was just resent to BCHABOARD email.
- Table VI section B, VII section A and B
- Section VI C – Project funds, Sean
 - 2021 Net income of \$26K moved to savings and used for projects
 - Asked for approx. \$7k to derock arenas (excluding round pens) and LED lights for replacing street lights \$5k (10 lights at \$500 per).
 - Susan motioned to approve, Brittany 2nd and 0 opposed.
 - Brittany motioned for remained of money from project fund to be used for dirt. We should not be derocking the 3" and not adding anything, it will be a waste of our money. Sean stated we need to find a proposal for dirt cost.
 - Sean was going to talk to derock company on approach. Money would not be spent until we could figure that out to best maximize the money.
- Treasurer election
 - Kelly read vacancies section of bylaws.
 - Chelsea nominated Jackie Romero, Desiree 2nd and 0 opposed.
 - No additional nominations were confirmed, no election needed and Jackie accepted the nomination.
- Chelsea asked who attorney was
 - David Winterton is retained attorney

- Ground lease attorney is different and recommended for this particular type of item
- Adjourn 9:25

Published Agenda for above meeting minutes

Boulder City Horsemen's Association
 1 Corral Road, Boulder City NV 89005
 Membership Meeting

AGENDA

February 16, 2022

BCHA BOARD MEMBERS and EMPLOYEES:

Title: Name: Present: Yes / No

President Tammy McKeever YES / NO

Vice-President Jack Schamp YES / NO

Secretary Kelly Floyd YES / NO

Treasurer YES / NO

Board Member (1 yr.) Maury Muilenburg YES / NO

Board Member (1 yr.) Sean Trodahl YES / NO

Board Member (2 yr.) John Morgan YES / NO

Book Keeper Shauna Scott

Watchman Bill Zielinski

“Quorum” – Article 9 Section 9.04 – The Quorum for the regular or any special meetings of the Board shall consist of a simple majority of its members. YES / NO

Board Guests:

I. Call to order

II. Roll call

III. Reading and Approval of Minutes

IV. Reports of officers

A. President's Report

1. State of the BCHA

B. Treasurers' Report

1. *Vacant position*

2. Bookkeeper

a) Balances & 2021 Carry-Over

b) Dues, Letters to members, Laptop, etc.

C. Secretary's Report

1. Letters/Emails sent to members, BCHA Facebook page, etc.

D. Vice President's Report

1. Trailer Parking & Stickers, Dumping, Member Complaints/Calls, Equipment Breakdown, Water Leaks, Animal Neglect Reports, Grading of Road Request, etc.

V. Reports of committees

A. Bylaws Committee - Tammy update

B. Arena Committee - Jack update

C. Meter Committee - Tammy update

D. Heavy Equipment AdHoc Committee - JP update

VI. Old Business

A. Insurance Update - Tammy

B. Article Ten Committee Chair Assignment - Kelly

C. Request for 2021 Carry-Over Project Funds: (1) Arena Level/De-rock, (2) LED Lights (x10) - Sean

VII. New Business

A. Bylaw Amendment Submittals to Institute Ground Leases for Lot Holders and Sub-Leases for Renters - Tammy

B. Equipment Maintenance Contract & Additional 1099 Contractor - Sean

C. Election for Treasurer - Kelly

VIII. Announcements/Member Comments

IX. Adjournment

NEXT MEETINGS:

1) Board Meeting: March 4th, 2022 – Women’s Center

2) Membership Meeting: April 21st, 2022 – Women’s Center