

SROA BOARD MEETING WITH FRONTIER CHRISTIAN FELLOWSHIP CHURCH ELDERS MINUTES  
November 3, 2010 at 7 PM at Ranch Headquarters

SROA Board Members Present: Chuck Bettis and Monte Keating.

SROA Officers Present: Chuck Bettis, President; Debbie Keating, Treasurer; and Lynn Taylor, Secretary.

Frontier Christian Fellowship Church Elders Present: Shane Freese, Dave Vader, and Larry Fiorini.

The purpose of this meeting was to review and discuss the past year's utility usage for the caretaker's cabin (leased by the Church) and shower facilities (used by SROA) at Ranch Headquarters. The Church leases the caretaker's cabin at a fixed monthly rate of \$25.00, or 50% of the electrical usage (SROA pays the other 50% for shower house facilities). The five-year lease provides for review of this rate at the end of its first year (October 2010), to be adjusted accordingly.

Debbie provided a written comparison of 2009 (580 kilowatt hours) versus 2010 (874 kilowatt hours). During the last 12 months, these PUD bills totaled \$867.99. Monthly average cost for the year is \$72.33, and 50% of this cost is \$36.17. The SROA Board asked the Church to consider an increase in its monthly lease rate from \$25.00 to \$36.00, and the Church elders agreed unanimously to the fairness of this new rate effective November 1, 2010. Debbie returned to Dave the \$25.00 check she received from the Church Treasurer for November's rent so it can be reissued for \$36.00.

Monte pointed out that SROA By-Laws require more than our President's signature on this lease; the Secretary or Treasurer must also sign it. This lease needs to be rewritten because only the previous President signed it on behalf of SROA. Everyone agreed to rewriting this lease, and its progress will be discussed at our December Board Meeting. The increased lease rate of \$36.00 is effective immediately and will remain in place for the next six months, or until the new lease is written. Debbie suggested SROA and the Church split the cost of removing the old lease and filing the new one with Okanogan County. Everyone agreed with her suggestion.

Dave mentioned the Church is considering new signage.

Because of property left onsite, Shane requested that third-party use of the Church require attendance of one of its members. Third-party usage would generate income for the SROA, so Debbie will refer to our insurance policy and let us know at December's Board Meeting whether or not these types of social events are covered.

The Meeting was adjourned about 8:30 PM.