Black Butte Ranch
ASSOCIATION

BOARD OF DIRECTORS MEETING
Black Butte Ranch – Community Center
July 25, 2025 | 12:30 pm

12:30 **Meeting Called to Order**

Approval of Consent Agenda Items

- Approval of Board Meeting Minutes (Advance Board Materials)
- ARC Submissions (Advance Materials)
- FSC Submissions (Advance Materials)
- NRC Submissions (Advance Materials)
- *Motion to Approve Consent Agenda or Remove an Item for Discussion*

12:35 **Roles, Procedures and Expectations of Board Members**

- Welcome new Board Members
- What Makes a Good Board
- Duties of a Board Member/Business Judgment Rule
- Relationship to Management
- Standard Operating Procedures

12:55 **Finance Reports** (Bob, Kyle, and Brian)

- May/June Financial Review and Updates
- Project Updates
- CAPEX Subcommittee Update
- Finance Committee Fiscal Year Goals

1:35 **Strategic Plan Progress Report** (Kyle, Brian, and Board)

- Financial Health (Bob G)
- Governing Structure (Geoff)
- Homeowner & Guest Satisfaction (Allan & Carrie)
- Natural Resources (D'Mark)
- Ranch Operations (Mike)
- Safety and Access (Susan)

2:05 **Action Items**

- Citation Review Panel and Process - 1st read
- Golf Course After Hours Usage – 1st read
- BBRC Bylaw Change - Section E: Chief Financial Officer - 1st read
- Board/FC Member Addition
- Approval of
    - ARC Process Improvement Task Force (Geoff, Mark, Ken Spearing)
    - Litigation Review Working Group (Geoff & Bob C)
    - Chlorine Contact Basin Working Group (D'Mark and Bob G)

- Continue WWTP and GMRC Working Groups

2:30 **Break**

2:45 **Committee Updates**

- Operations/Access/Safety
  - Access Program Update
  - Status of Other Work
- ARC
  - ARC Rules and Regs. 2nd read and approve or refer
- NRC
  - Wildfire Mitigation Plan Update

3:15 **Informational Items**

- 2025-26 Schedule of Meetings
  - August 22nd Board Workshop cancellation?
  - October 31st meeting date change?
- SM003 Update
- Recap of Board Election Process/Possible Enhancements

3:45 **Open Mic for Homeowners**

4:00 **Adjourn to Executive Session**

UPCOMING BOARD MEETING
Friday, September 26, 2025 | 12:30 pm to 4:30 pm

2025 Board of Directors

Bob Chamness, Chair
Geoff Huntington, Vice Chair
Bob Gulick, Treasurer
Mark Christie, Secretary
Allan Dulwick
Carrie Casebeer
D'Mark Mick
Mike Treadaway
Susan Waddell