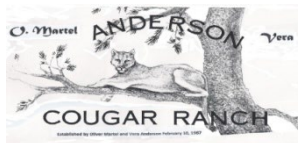


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2025-26 Board Member Officers
President: Clinton Anderson
Director: Brandon Anderson
Director: Mitchell Slack
Director: Savannah Bailey
Secretary/Treasurer: Joan Keller

ACR BOD meeting
Where: via Internet Conference
Attending: Brandon, Mitchell, Savannah, Clint, and Joan

Date: Thursday, October 23, 2025
Time: 8:00-9:00 pm

WELCOME: Clint
PRAYER: Joan

UPDATES on Family members:

AGENDA:

1. President updates on projects or info concerning water and fence boundary issues since Stockholder meeting.
2. Bathroom Project completed by Brandon and Dustin.
3. Granddad Cabin rodent issue.
4. Goals for Projects and Maintenance in the coming year.
5. **Shout out! to Dustin Mortenson** family for fixing the restroom roof
6. **Shout out! To Brandon Anderson** for installing the Restroom water hydrate to restore water.

UPDATES from Board Members:

ITEM #1:

1. **TOPIC:** President updates on projects or info concerning water and fence boundary issues since Stockholder meeting.

DISCUSSION NOTES: None that are not addressed below.

ITEM #2:

TOPIC: Goals for Projects and Maintenance in the coming year.

DISCUSSION NOTES [notes from previous board listed at the end of the agenda]

CONFIRM: if we want these goals again, add a roof to bathroom or do something else?

Chart of last year's BOD meeting:

BOD goals and assignments for 2025	Actions	Actions
1. Memorial day – Saturday work project JUNE 6 st this year. a. Cabin maintenance		
2. Poles for Awnings on south side of pavilion	No action	
3. Grade parking area east of Pavilion and by Bay Cabin Work crew will do prep work, clear area, and help with grading that Brandon requires		
4. Randy's family is assigned to the reunion this year	Aug 1, 2025	
5. UPCOMING WORK PROJECTS by & with Stockholders	June 6	
Grade road and lay road base: use funds to pay Brandon	Every 5 years	APPROVED by Stockholders
Tree management: Brandon will start working on the trees threatening to our property inside and outside the fence line. Help is always appreciated in moving the wood and chopping it up.		APPROVED by Stockholders

FURTHER DISCUSSIONS AND TOPICS

1. WATER ISSUE:

Brandon: put in a new water hydrant beneath/to the side of the restrooms. This is why the water was not working in the restrooms, but it is all done now. Brandon will submit receipt for materials. Labor to be applied to assessment work.

Dustin was able to repair the damaged plastic and galvanize metal corrugated 26 G roofing panels. Each cost about \$30 a panel and were 22" x 8 ft. He tore out 2 layers of panels that were damaged. And then reroofed over the bottom layer. Cost was \$286.94 and was paid to Dustin through Venmo.

ACTION: ask Robert to go up in a month or so and check on the status of the bathroom roof and the cabins rodent free and report back to us.

PROJECT DECISIONS:

FENCE LINE: SPRING PROJECT: on the west side a tree has fallen on the fence line. Brandon will pull it off. It is recommended that we do a tune up of the whole fence line and check the posts for damage. Also, we need the 12' gate[s] on the west fence line taken out and wire strung along there.

PARKING LOT EXPANSION: put off until we finish cabin maintenance and road gravel maintenance.

TREE MAINTENANCE [HIGHEST PRIORITY]:

This really needs the full attention of the Stockholders. The trees are falling on the fence, the gates, and even on Savannah's car parked at the Pavillion. Tree maintenance day is planned for **SATURDAY, JUNE 6. We need 17-20 men with their family** as helpers to clear out enough trees that we are safe when we camp at the Ranch.

We need family attendance from each of the 9 stockholders for the day. Get list by April 1st. Get the word out through text, phone calls, emails, or whatever.

CABIN MAINTENANCE [and RESERVATION FEE]: Ideas for cabin maintenance

- a. Hire Caretaker [funded by reservation fee, see below] to check periodically for:
 1. Cleanliness of cabins after reservation family is gone
 2. mice control
 3. gasoline and propane status
 4. close up cabins
 5. wash that needs to be done
 6. restroom supplies
- b. Reseal the cabins at the base to help keep rodents out – probably needs to be done yearly.
Add to Maintenance person to check
- c. Make a list of things to be done.
- d. Ask for help from people utilizing and staying there
- e. Create a reservation fee to pay for maintenance; do not raise assessments
- f. List of Special Maintenance Family who have knowledge to do certain maintenance tasks
- g. List of Helpers who can come on a weekend and assist with notice to help SMF.
- h. Need to make of list of things major things to be done and consider time issues of the project.

GRADE ROAD THIS SUMMER:

Brandon to grade road, with help, and add gravel by a certain date [July 31?] Grade the road from the front gate to the end of the road as it curves to Granddad cabin.

Road is 1000 ft x 8 ft wide x 1" gravel = 3 dump truck loads

Would require 3 dump truck loads of basic crushed gravel [\$200-\$600 per load] **Total cost about \$1800.** Plus gas for Brandon's

<https://piute-county-ut.bargainlandscapesupply.com/> quote 435-500-6071 as a example of someone near Piute County?

THE BOD WILL FURTHER DISCUSS THESE IDEAS AT THE NEXT MEETING IN JANUARY. STOCKHOLDERS, PLEASE TALK TO A BOARD MEMBER AND GIVE THEM YOUR OPINION AND ADVICE ON THESE TOPICS. [REPLAY IN THIS EMAIL THREAD].

2025 FYI STOCKHOLDER DISCUSSIONS OF TOPICS OF CONCERN for THE BOD:

COSTS involved for the next few years:

- a. Water pipes: \$5-7,000
- b. Grading and Gravel for Road: \$1900 in 2026
- c. Pavillion roof: approx. \$4-5,000
- d. Survey of property: approx. \$1,000
- e. Restroom temporary roof: cost \$286.94 in 2025
- f. Water Hydrant for Restroom: cost \$_____ in 2025

Closing Prayer: 9:00 pm
End Time: Clint

NEXT 2025-26 BOARD OF DIRECTOR MEETING:

Thursday, January 8, 2026 at 8:00 pm

Topics: 2026 ASSESSMENT to be determined.

NOTE: Next BOD meetings for the year: quarterly

General Info for the year.
As of 3.26.25

2025 SUMMER RESERVATIONS	NAME	CONTACT/BUILDINGS
Jan 8, 2026	BOD meeting 8 pm Webex	
Apr 19, 2026	BOD meeting 8 pm Webex	
June 6	WORK project day	TREE PROJECT
June 8-13	Angie Hansen family	All cabins and Pavilion
June 18	BOD meeting 8 pm – Stockholder mtg	Projects to be finished
Aug. 1	Stockholder meeting Reunion: Randy Anderson families	Randy Anderson family cabin and pavilion reservation
Sep 5	WORK Project day?	