

Cheyenne Regulators

Membership Meeting Minutes

January 24, 2013

I. Call to order

Dave Faas, President, called to order regular meeting of the **Cheyenne Regulators** at 6:30pm on **January 24, 2013** at the Holiday Inn

II. Members Present

Jerry Baker, Stephanie Baker, Bob Reed, Wendy Reed, Tanya O'Dell, Chris Hardy, Kari Hardy, Bonnie Bishop, Len Peters, Dave Wiesinger, Dee Van Goethen, Renee Krawiec, Troy Krawiec, Rick Ginter, Sherry Birch, Tony Estrada, Anna Manley, John Manley, Joshua Baker, Dave Faas, Jack Waechter, Doug Foley, Richard Longfellow, Ken Boys, Bill Capozella, Doug O'Dell, Don Maloff, Rusty Woodward, Ken Zubrod, Craig Robbins, Carl Marvin, James Knutson, Lynne Moore, Dave Moore, Dick Pryor.

III. Reports:

President: No report.

Vice President: No report.

Secretary: Meeting minutes approved for December. Minutes approved.

Treasurer: Balance as of December 1 2012, \$37777.03, expenses \$1906.73, Income, zero, and ending balance \$35870.30. Investments balance \$98115.14. HOW balance \$8453.76. CD balance \$10046.65. How account will be combined with regular account.

Range Master: No report.

Sergeant at Arms: No report.

Marshall at Large: No report.

Range Membership: No report.

Regulators Membership: Membership renewals have been mailed out.

Public Relations: No report.

Props & Targets: Not Present.

Old Business:

- a) Future of club options discussion: Dave gave ground rules for discussion. There are three options. Ray Martin gave an update on mediation, which was

favorable. Appraisal was ordered and came back around January 4th 2013. Both lawyers meet with Dave Faas and Mark Eisle. Ray Martin will be giving his legal advice tonight. Dave Faas said that the archer option is no longer an option due to it not working for cowboy. Option 1. Continue with law suit as written by Ray Martin. It is well written and states how the club feels. This would be a very costly option. This would take time. Ray stated what he thought would happen if we take this option. He feels it would take up to a year to resolve. Cost would be high approximately \$20,000.00 to \$30,000.00 plus the cost of the other side if we lose. Ray does not feel this is our best option. Option 2. Leave the King Ranch property, pursue money for assets and look for a new place to shoot. Moving would entail negotiating assets, finding new land, zoning the new land. New land would have to be set up for shooting. Current assets would have to be secured. This would allow us to be in control of the land. We would not have conflicts with a land owner. Dave has been looking for land and has not found anything yet. It could mean that we would be further away from town. Preparing the site would be costly. Security of assets would require fencing and buildings. Taxes would be based on the entire piece of land. Costs could be higher than the funds we have. Option 3. Pursue a new lease with the King ranch. The member would have the final say of this lease. Dave contacted Mark Eisle before the holidays to see if Mark would talk to Dave. This meeting resulted in the option for further talks and a new lease. Second meeting was on what Dave came up to and they agreed to show this to both lawyers. A meeting with both lawyers took place as stated above. Both parties would have to compromise. A meeting this week was held and there are a couple of deal breakers on the table. Dave feels that we can come to a deal with Mark. The current talks include the Otto Road range would take over the shooting range. The regulators would be in control of the cowboy shooting. All assets that would not be used for the range would remain the regulators. Operating expenses would be shared and prorated on members. Otto Road would secure the range. Otto Road would control the gate and cards issued. Ray said there would be a new gate system and a camera installed for security. This would give us a place to shoot as soon as a new lease is signed. We would not have to move, it would be a management change only. Place to store tools, props and targets. No loss of funds other than legal costs already incurred. Dave feels this should have happened a long time ago. This would create a large loss in income from losing the shooting range. We would no longer control the entire range. This is not different from other clubs. The assets that the

Otto Road would get would be the buildings and the gate system. The shop area and storage area would remain the regulators. The pavilion and class room would be shared. The class room would be scheduled by the Regulators. The \$30,000.00 cost of the new berms would be offset by the rent owed for 2012 to Mark Eisle. It has been asked if we left would we fill in the bays or set the land back to original condition. Ray Martin says that it would be up to Mark Eisle if the land would be reset by law. This lease would be approved by the membership at a meeting. This could be by special meeting. The length of the new lease would be for 5 years.

Len Peters stated that we could also move to Great Guns Sporting range. Dave stated this would fall into option 2. Chris Hardy stated that with option 2 that a lease would be something to look into. Is it an option to buy the land on the King Ranch, the answer is no. Discussion: Ken Zubrod feels that the costs are high and that legal options do not look favorable. He feels Pawnee or other land would be the best option. Dave Faas said he did check into land in Burns at a cost of \$125000.00 and it zoned residential. Doug Foley said do we want to shoot, if so option 3 is the only option. John Manley stated he agrees with Ray Martin and negotiations are the way to go. He would like to see a three persons committee to work through this. Rick Gint6er feels that Dave should go ahead with the negotiations. Renee Krawiec stated that options 2 or 3 are both good. That a committee would not be decided until after the option is open. Ken felt option 2 and 3 are good. John Manley stated option 2 with potential to go to Nunn may be something to look at as a backup plan for the future. Chris Hardy asked would Mark pay any money if we leave. Ray stated that this would have to be negotiated with Mark. Kari Hardy feels it would make sense if you pick option 2 that going to Nunn with a shorter lease. Karl feels option 3 would be a good basis to build on. Chris Hardy asked who came up with the 5 years for the lease. Dave said it was Marks Idea. What about the assets versus credits. This has not been decided. Jack asked would cowboy bays be ours only. Dave said yes that is correct. What about black powder. Dave said they are not part of the discussions. They would have to work with the LLC. Doug Foley feels that if we pick option 3 that we have to go fully with it. What was the appraisal? Ray stated that it was looked as for the use as a range, which effected it. It was looked at from a replacement cost. Vote: Option 1- zero votes, option 2- 10 votes, option 3- 18 votes and 1 no vote. Dave will work with Mark to come up with a lease and have the lawyers review. He will then bring it to the membership.

IV. New Business

a) Election committee: Results for elections

President: Dave Faas

Vice President: Chris Hardy (by coin toss)

Secretary: Tanya O'Dell

Treasurer: Bill Capozella

Range Master: Rick Ginter

Regulators Membership: Dave Weissinger

Marshal at Large: Craig Robbins

Props N Targets: Gary Hebert

Public Relations: Sherry Birch

Sergeant at Arms: Rom Reedy

TG: John Manley

Counts and ballots are on file with the Secretary.

V. Schedule

a) Next Executive Board Meeting: February 28th 2013 @ Holiday Inn

b) Next Membership Meeting: February 28th 2013 @ Holiday Inn

Adjournment

Dave Faas, President, adjourned the meeting at **8:42pm**.

Minutes submitted by: Tanya O'Dell, Secretary

