

Rheannon Schoephoester, Grounds and Maintenance (Fill In)

Term expires: June 2026

As you probably already know, I am not the official Grounds and Maintenance Director. I have actually been handling the Presidents seat for the year, but we have had a vacancy in the Grounds position, so I have also been filling in here as well for most of the year.

First off I'd just like to share what each of our grounds employees have been working on this past year.

HANNAH MCDERMOTT

Hannah joined us just over a year ago now, and she has also been an incredible help! Hannah and I worked together a lot over this last year. There is a ton to learn about this place, and she is great at researching things for the Board or the staff. She has been handling the office emails and has carried most of the burden for this huge gate card audit that we have been doing the last few months. She has helped a ton of members get new gates cards, she worked closely with Steve who was our Grounds and Maintenance Manager while he was here to help organize, research, and order things that were needed for the grounds. She helps with things like getting burn permits, calling the county when needed, checking for hazard trees, and she worked with Ken to mark them to be taken down, and collected bids and scheduled the removal. She mapped out some of the roads to be re-paved, but that project has not been completed yet since our other manager had to leave. She worked on making new signs for the pool, researching lawn mowers so we could purchase a new one, and researching our heat pump issues since they don't make the needed parts for it any longer. She worked on hiring Steve our Grounds Manager, and Autumn who cleans our clubhouse which has been a huge help to have! She researched and ordered parts for our front gate and snowplow. We have problems with our sander freezing in winter, and she researched solutions and ordered some items to help with that. She covered for Laura while she was on leave for a while and spent a bunch of time on our levee issues. She worked on answering members questions, and also works with the Board on things like reviewing camera footage and searching through the gate card lists when there are violations or concerns. She researched contractors and negotiated new estimates for our culvert replacement project because the past list someone made expired before they finished the project. A lot of these tasks are quite time consuming, and Hannah gets handed a ton of random clerical tasks constantly, so we keep her running, and she is a huge help which I really appreciate! She makes my volunteer job much more doable and is a wonderful asset to MBR.

KEN SATHER

We have Ken Sather who probably most of you know. He has been with us for a very long time now and is our Groundskeeper. He knows MBR inside and out, and we'd seriously be lost without him too. One of our staff members says he's like the encyclopedia of the MBR grounds, and that's very true! Ken has worked on a ton of projects. One important thing he did was scramble for us at the last minute to get the pool open this year. We had our Grounds and Maintenance Manager Steve who was handling the organization for opening the pool and that type of thing, but after he had to leave our pool tile guy went in for surgery and it left us hanging with the last-minute task of finding a new pool tile repairman

unexpectedly with very limited amount of time. While this seems like simple task, everyone we could find was too busy, or felt we were too far away. Ken scrambled and worked with Snowline as they were having the exact same issue with their tiles and had been in line for the same guy as us. Ken lined up a wonderful guy to fix the pool, but due to the crumby weather it was still a tight squeeze, but he helped get things all ready. Ken worked on several repairs or maintenance issues during the year. He does a lot of things behind the scenes like changing spark plugs and oils in our equipment, repairing things when they break down such as our mower, plow, compactor, or trucks. He stays on top of our snow plowing and takes care of things without being asked. If he sees a backed-up culvert, or a pothole or something he's on it! Ken helps mow and weed eat. He cut down a ton of dead trees this year, did a bunch or pruning, and worked on cleaning up all the mess from the dead trees we had professionally taken down. He works on pretty much all aspects of the grounds here at MBR and is a wonderful employee.

Ken's wife Yvette also volunteered to get us some beautiful hanging baskets of flowers to hang by the front office and some new flowers for our boxes around the gate too, so I just wanted to give her a little shout out for sprucing up our gate area for us. It looks very lovely!

CHRISTOPHER STARKS

Chris has also been with us for a few years now too, he is our Assistant Groundskeeper. He has been a huge help to the Board in catching violators who repeatedly break our rules. He's good about searching the cameras for us and tracking and reporting on these, which is a huge help, and saves the membership money from the abuse of our amenities. Chris handles a lot of the day-to-day or routine tasks for MBR, so his job is a lot more visible to the membership than some others, but I assure you they all are working hard. Some tasks Chris worked on this year were: mowing and weed eating our road edges and field, he did a ton of leaf blowing to clear the debris and keep our streets clean. He cleaned out our ditches, painted new stop lines and parking lines, and made town runs for supplies when needed for things like gas and repairs. He has also did a bunch of tree clearing and pruning with Ken, and general cleanup with the tractor. He filled in potholes in our roads, worked with Ken in fixing our vehicles, opens and closes our pool in summer, plows our snow and does hand shoveling and salting where needed. Chris changes the oil in our equipment like the blowers and mowers, rotates the tires on our vehicles, and this year he adjusted the clubhouse doors for us as they settled into the lifting of the clubhouse.

All our staff work very hard to keep this place up and running, and a lot goes on behind the scenes that members aren't aware of, so make sure to give them all your appreciation if you see them around.

I'd also like to give a quick shout out to Autumn. She is not an employee of ours, but she does a wonderful job keeping our clubhouse clean and sanitized, which I think we all really appreciate.

A FEW LAST THOUGHTS

NEW TRACTOR

We finally took the leap and purchased a new tractor. We were told our old one was just not worth repairing any longer. We opted to purchase a snowplow attachment for it. This will help us out a lot when winter rolls around, sometimes our main plow breaks down leaving us in a bind, and while this won't be great for clearing the roads in the same way as our truck plow, it can help in a pinch as back up, and can also help with clearing cul-de-sacs, or other tighter areas while the plow is hitting the main roads. We are excited to see this addition, it will be a great benefit to the membership!

FUTURE PROJECTS

We have several future projects that are still needed!

1. Looking into the possibility of employee housing. Its difficult to find workers who can afford housing in our area, and it is critically limiting employees for us.
2. A new gate system. This project was not completed yet, but some beginning research has happened.
3. We still have a lot of paving that needs done, and this goes back to not having a Grounds and Maintenance manager, and how difficult it is to find good staff out here in the woods. We hope to get back on this project again very soon.
4. I worked a bit on the attempt to add a garage of some sort for our plow to help with all the freezing issues we have with our sander. We hope once we fill our grounds manager position, we can once again pursue this issue as well.
5. The clubhouse has some minor rot that needs to be addressed.
6. We need to pursue the county again to continue trying to get approval for our levee work which needs cared for. Fish and Game claims to be short-staffed and to not have someone who handles this particular position, so getting through to them for permission has been a nightmare to say the least.
7. We had a broken culvert replaced, but we still have some others culverts with issues to address at some point in the future as well.
8. We had hoped to get a backboard for the tennis courts this spring, as our Grounds Manager actually works on tennis courts for a living, but unfortunately when he left the project was left on hold. We do hope to investigate this a little further again. I know it was brought up last year, and while I'd love to dive into some of these last-mentioned items myself, having two super busy Board positions and my own full time job and a family, I just don't have the time, but I do hope that our new Grounds Manager can look into these things once we hire one.

I'm sorry that was a lot to sit through, there is so much more that has happened, but I had to remove a lot of it from this report because there just isn't time here today for it all.