

History of Long Scraggy Mountain Ranch

Rocky Mountain Christian Conference Grounds Association

50th Anniversary Celebration (1971 - 2021)

May 28, 2022

Introduction¹

The amazing history of Long Scraggy Mountain Ranch, which was purchased by the Rocky Mountain Christian Conference Grounds Association (RMCCGA) in 1971, really goes back to April of 1963 when the Rocky Mountain Calvinist Cadet Council (Cadet Council) purchased a 97 acre property near Tiny Town west of Denver for \$27,000. The Cadet Council could not pay all of the purchase price so the sellers carried a trust deed for \$9,000 at 0% interest. The Cadet Council planned on using the property for the local cadet clubs to use for camping and related activities.

The RMCCGA was established in 1965 for the purpose of “providing grounds, buildings, and every kind of means and facilities for Christian conferences, seminars, classes and meetings, and for Christian fellowship, and for the promotion of Christian character and service through spiritual, mental, social and physical training” (as stated in the Articles of Incorporation, dated January 5, 1965). The Articles of Incorporation of RMCCGA state that the permanent members of the Association are the Rocky Mountain Calvinist Cadet Council, the Rocky Mountain League Board of the Young Calvinist, the Rocky Mountain Calvinette Council, the Calvin Camp Board and the Inter-liaison Committee of the Consistories of the Christian Reformed Church in the Denver metropolitan area.

After the RMCCGA was established, it became apparent that the Cadet Council did not need the 97 acre property just for themselves and on January 10, 1966 approved the sale of the property to RMCCGA for \$10 and the assumption of the trust deed. The sale was approved by five Christian Reformed Churches (CRC) in the Denver metro area: 1st CRC, 2nd CRC, 3rd CRC, Hillcrest CRC and Ridgeview Hills CRC.

The first Board meeting of the RMCCGA was held on January 27, 1966 and a Board of Directors was elected with Bill Cady as President. The Board agreed to sponsor the U.S. Marine Corps Band for a concert in September of 1966 as a fundraiser. This concert generated approximately \$3,500. The RMCCGA also sponsored a U.S. Marine Corps Band Concert in 1968 and it raised approximately \$3,200.

At the December 3, 1970 Board Meeting, the Board discussed an offer of \$85,000 from a land developer to purchase the 97 acres near Tiny Town. After much discussion, the Board approved a motion to recommend to the permanent members of the Association to accept the best offer over \$85,000. The Board held a public meeting on January 11, 1971 to receive input on the offer and discuss whether the property should be sold. It was a long meeting with a lot of discussion and at the end of the meeting a non-binding vote was taken and the vote was 26 not to sell and 13 to sell.

¹ Hal Simpson and Doug De Nooy located and organized the minutes. Hal read each set of minutes for all Long Scraggy Mountain Ranch Board Meetings from 1966 to 2021 to obtain information for this report and is the author.

The Board directed Jim Alsum, a licensed real estate agent, to identify properties for sale that could be used for the purposes of RMCCGA. He located a property on 40 acres near Buffalo Creek, Long Scraggy Mountain Ranch for Girls that had been in operation since 1950. The sale price was \$125,000. At a public meeting on March 18, 1971, Jim described the property including the existing buildings, corrals and stables, water supply and sewage disposal (septic tank and leach field). The property apparently was for sale due to financial difficulties by the current owner, including owing the previous owner a deed of trust for \$44,000 and unpaid property taxes. The Board arranged for an open house to be held at the Long Scraggy Mountain Ranch on March 20, 1971 so the CRC community could see the property and facilities. The Board held a public meeting on March 26, 1971 to decide if an offer should be made for the property and the consensus was to offer \$75,000. However, the Board decided at a Board meeting on March 29, 1971 to offer the seller \$85,000. The seller rejected this offer.

On April 15, 1971 the Board voted to accept the offer of \$85,000 for the Tiny Town property and directed Jim Alsum to continue to look for suitable property for a conference center. At a Board meeting on April 22, 1971, Jim Alsum reported that the seller of Long Scraggy Mountain Ranch would accept \$85,000 for the property, provided RMCCGA would pay the realtor fees of \$5,420. The Board authorized Jim Alsum to proceed with a contract for \$90,400 with the understanding that Jim Alsum agreed to return his half of the realtor fee so the actual purchase price would be \$87,710. The closing date for the purchase of the ranch was July 9, 1971.

In a span of about four months, the RMCCGA went from having a 97 acre property with three A-frame shelters to owning Long Scraggy Mountain Ranch with the following facilities:

1. A Roundhouse (smaller than the current Roundhouse), that could be used for meals and meetings.
2. A bunkhouse for cooks and counselors which is now the Pines cabin.
3. Two dormitories which are the Ponderosa and Juniper Cabins.
4. The Ranchhouse for a caretaker.
5. A guest house which is the Grand Fir Cabin.
6. A craft house which was built in 1875.
7. A bathhouse for camp users
8. A swimming pool although Jefferson County would later determine it hazardous.
9. A stable and corrals with 16 horses and tack.
10. A small water storage tank and a pumphouse at the spring in the meadow near the stables.
11. The original Homestead House built in 1875.

It is very apparent that God truly blessed the RMCCGA and the supporting Christian Reformed Churches by providentially arranging for the sale of the 97 acre property and the purchase of the beautiful Long Scraggy Mountain Ranch with many usable facilities and amenities.

The Early Years of Long Scraggy Mountain Ranch 1971 - 1982

The early minutes of the Long Scraggy Board meetings reveal much energy and enthusiasm of the Board members and those who served on the various committees, as well as the Women's Auxiliary, in making Long Scraggy Mountain Ranch a great facility for its owners and the CRC community to use. Truly the names of these persons in the minutes reflect the "Pillars" of the Christian Reformed founding churches of that era, most of whom have gone on to their heavenly rewards.

Long Scraggy Mountain Ranch immediately became a popular place for the members of the CRCs to camp and recreate. The Board approved a season pass of \$10 per year to allow camping at Long Scraggy and to encourage use of the camp.

After acquiring Long Scraggy Mountain Ranch, the Board now needed to take actions and make important decisions including the sale of the horses and tack, adopting Usage Policies and Operating Rules, establishing a Women's Auxiliary, creating a Finance Committee, a Development Committee, a Repair Committee and a Caretaker Committee. The Ranch was dedicated on September 6, 1971 (Labor Day). Calvin Camp began using Long Scraggy in 1972 and continues to use Long Scraggy for its annual summer camp for youth.

The first caretakers were Mr. and Mrs. Chuck Birza who started the last week of September of 1971. They would receive free use of the Ranchhouse with light, heat and water and up to 25 phone calls per month but no salary. They would also be responsible for the maintenance of the access road, which at that time was off of Highway 126. They left after serving for about a year and a half. Over the next three years, the Board would hire 4 caretakers, who resigned or had to be fired. In July of 1976, Clem and Ruth Sjaardema were employed as caretakers with a salary of \$175 per month year-round, \$25 per month for telephone service and free housing and utilities. They stayed on until they retired in June 1983. Clem and Ruth were great caretakers and were involved in the early growth and success of Long Scraggy.

The Board met at Long Scraggy on September 25, 1971 to evaluate the facilities and develop a schedule of priorities for repair and maintenance of the camp's facilities. The end result was three pages of detailed actions that needed to be taken to get the camp usable and safe. Bill Cady submitted a plan for the kitchen that was approved by the Jefferson County Health Department and met all codes. Later, on November 18, 1971, the Board approved a fee schedule for use of the camp. The fee for youth staying overnight at the camp was \$1.00 per person. The Board also adopted a budget for 1972 that included operating expenses, repair expenses of high priority items and miscellaneous items with the total budget amounting to \$29,960 with no revenue projections included.

During the summer of 1972, many people volunteered to work on the Board's list of high priority items and the report from the Repair Committee stated that a lot of work had been done on the Roundhouse and Ranchhouse. On March 24, 1972, Bob Euser was elected President of the Board after Art Van Eps (the second Board President) resigned. Bob would serve as President until he retired in January of 1996, a remarkable 24 year period in which Bob provided much leadership and generosity to Long Scraggy.

On June 19, 1972, a letter from the Jefferson County Health Department stated that the swimming pool was hazardous and needed to be replaced. Also in 1972, Jim Alsum reported to the Board that the spring was not adjudicated, which meant Long Scraggy did not have a water right recognized by the Water Court. He agreed to determine what would be needed to have it adjudicated. In November 1972, the Ladies Auxiliary Annual Report revealed that they had raised over \$1,200 cooking meals for nine groups. The funds were used to provide equipment for the kitchen, 50 folding chairs and furniture for various cabins.

1973 was an important year with the purchase of a 22,000 gallon water tank that was shipped to Long Scraggy for fabrication on site by volunteers with 3,400 bolts and rubber washers. The tank cost \$2,400 plus freight. A comparable tank would cost \$22,000 today. The current tank is reaching the end of its useful life (50 years) and is leaking at a few bolt holes. The Board also agreed to construct a new swimming pool for \$10,000 and Bob Euser loaned Long Scraggy the funds. A porch was added to the Pines Cabin. The Bathhouse was fully updated with a new floor, new plumbing, new fixtures and new carpentry. A

new waterline from the Spring Well to the water tank was installed. According to the July Long Scraggy Mountain Ranch Summer newsletter the pool and water tank were installed and operating, which was an amazingly short period following project approval by the Board.

In 1975, The Board employed Denny Middle to operate an Adventure Camp for a backpacking program operating out of Long Scraggy Mountain Ranch during the summer. The income generated was about \$600. A new septic tank and leach field were installed to serve the Roundhouse at a cost of \$3,245. Also, on December 1, 1975, the Division Water Court in Greely issued a water rights decree (Water Court Case No. W-6027) for the Spring Well at Long Scraggy.² The maximum amount of water that can be pumped is 20 gallons per minute and the allowable use is domestic. The Treasurer's Report in November, 1975 reveals that the year-to-date income was \$12,180.41 and the expenses were 11,750.43. A footnote to the report showed the loan balance on the swimming pool loan was \$12,320 and that Bob Euser had cancelled the first note of \$4,000 due for the loan.

In 1977, the Annual Society Meeting Report included the following information for the first five years of operation of Long Scraggy:

- a. The Treasurer's report included information of ranch operations in the past five years. It included the following:
 - Total Improvements for the past five years - \$87,000
 - Camp use income - \$25,096
 - Church Offerings - \$6,516
 - Donations (1st year \$6,048) - \$9,249
 - ✓ Purchase of materials and labor first year - \$36,000
 - ✓ Installation of swimming pool - \$10,491
 - ✓ Installation of septic system - \$3,770
 - ✓ Installation of new water tank - \$2,256
- b. The proposed revisions to the By-Laws were approved.
- c. The B&G Committee is getting specifications for new well, pump and pipe.

Also, in 1977, the furnace room for the Roundhouse was completed; 800 feet of 1 1/2" inch pipe and a pump had been installed; and the Rifle Range roughed out by the end of the year.

The Board approved, in 1978, expenditures of \$16,000 for the construction of Tennis Courts and a loan was taken out with Bob Euser to pay for the construction with 0% interest. From 1979 to 1982 the following was also accomplished:

- a. Bathrooms attached to the Roundhouse were completed.
- b. The Spring Well was modified to improve the flow.
- c. The Pumphouse was winterized with electric heating to prevent freezing.
- d. A solar panel was added to the swimming pool pumphouse roof to allow solar heating of the water and additional panels would be installed in the future.

² The decree shows the date of first use (priority date) as March 19, 1922 even though the water was first used when the property was homesteaded. The Water Court rules require that the date of first use be verified by an affidavit from person familiar with the operation of the water right. For the Long Scraggy application, it was by a person who was at Long Scraggy on that date. This priority date is very junior to the priority dates of senior downstream water right on the South Platte River, where the priority of these water rights date back to the 1860s. In times of short supply, these senior water rights could demand that the Division of Water Resources curtail upstream junior water rights. Long Scraggy Ranch's water supply was threatened by this possibility and took appropriate action as described below in this document.

- e. A porch was added to the Roundhouse

The Years of Expansion and Growth of Long Scraggy Mountain Ranch 1983 - 2002

As stated previously, Clem and Ruth Sjaardema retired on June 1, 1983 and Mark and Cheryl Neuroth were employed as the new Caretakers in November 1983. Mark and Cheryl would serve for almost 20 years. During their tenure, many improvements were made at Long Scraggy with many done by Mark as the Caretaker. Additional improvements were done by Mark as a contractor working under approval by the Board. The Board used Clem Sjaardema, a Board member after he retired, as a Project Manager for some of the work by contractors at Long Scraggy, including Mark Neuroth. He also provided volunteer labor and assisted Mark.

In 1984, the Building and Grounds Committee reported that the swimming pool needed a major repair. The Board approved, on April 18, 1985, the purchase of a pool with pump for \$22,500 and wanted the pool usable by May 31. Bob Euser would cover the pool's cost and when finished, Long Scraggy would take out a loan to repay Bob. In July 1985, Bob Euser reported to the Board that the total cost of the pool and pumphouse was \$28,594.22. He arranged for a loan to Long Scraggy at his bank for \$25,000 with an interest rate of 1% over prime, currently 10.5%, payable at \$250 per month with a principal payment of \$2,500 per year.

In 1986, a pool enclosure was completed and ongoing problems with the Tennis Court surface were identified and could not be economically repaired, so only the low spots were fixed and the surface recolored.

Mark Neuroth provided plans to the Board in April, 1987 for dressing rooms with bathrooms for the pool area. The Board approved the plans and Bob Euser agreed provide the roof for them.

In 1988, the Board approved a plan by Mark Neuroth to finish a room upstairs in the Ranchhouse that would be 16' by 32' and would contain a bedroom and bathroom. Also in 1988, the Ponderosa Cabin was re-roofed and siding installed by Mark.

Mark Neuroth presented a memo to the Board on August 17, 1989 listing eight immediate needs at a cost of \$11,000 and a list of long term needs at a cost of \$13,000. The Board submitted a memo to the CRC Properties Committee asking for funds to do some of the work identified. On November 30, 1989, the CRC Properties Committee donated \$10,000 to Long Scraggy for improvements at the camp. After much discussion the Board decided to construct bathrooms behind each room in the Pines, so each of the four rooms in the Pines would have a bathroom. The Board also decided to furnish each room with two bunkbeds and a dresser.

In October, 1990, the architect's drawings for the addition to the Pines were received and the estimated construction cost was \$26,000. The Board also received an estimate from Mark to remodel the bathhouse for \$5,000. The Board submitted a request for funds to the CRC Properties Committee to construct both projects. The CRC Properties Committee in February 1991 donated \$31,800 to Long Scraggy for both projects. Both projects were completed by the end of July.

In 1992, the Board agreed to pay off outstanding loans owed to Bob Euser. Bob agreed that the amount was \$15,000 with all past interest forgiven. The Board took out a loan to pay off Bob and the terms were five years at 8% interest

Also In 1992, Hal Simpson was directed to submit a letter the Properties Committee explaining the need for \$20,000 to purchase senior water rights to support a plan for augmentation that would be approved by the Water Court.³

In 1993 and 1994, several actions related to the plan for augmentation took place. The Board made a down payment of \$2,970 for the purchase of one acre-foot of senior augmentation water from North Fork Associates with the remainder due following Water Court approval of the plan for augmentation. The Board agreed to pay Dave Lindholm, a water attorney, \$3,500 - \$4,000 to provide legal services to obtain approval of a plan of augmentation. The CRC Properties committee approved a grant of \$15,000 for the purchase of the senior water right. On September 22, 1994, the Water Court approved the plan for augmentation in Case No. 93CW089. The late Brent Spronk P.E. provided expert testimony in Water Court at no cost to Long Scraggy. The total cost of the plan for augmentation process was \$20,650. With the plan for augmentation in place, the water supply for Long Scraggy is reliable and will not be threatened by demands for curtailment by downstream senior water rights.

In 1995, the Board authorized the construction of a new chapel at Long Scraggy. It began with Milly Draper Travis submitting a request for a grant to the Trinity '93 Fund for funds to build the chapel and Mark Neuroth providing plans and cost estimates to support the grant. Cal Van Heuklem volunteered to provide labor and equipment for the chapel foundation and walkways. Work began with demolition of the old chapel and the blasting of three large boulders that needed to be removed.

In January of the following year, Mark Neuroth went to Jefferson County to get a building permit for the chapel and was informed that Long Scraggy would have to be rezoned from "A" to "Special Use" in order to obtain a building permit. The Board granted Mark power-of-attorney and permission to proceed with the rezoning. In May, the rezoning to "Special Use" was approved by the county. A check for \$12,000 from the Trinity '93 Fund also arrived in May. The total funds available for phase 1 of the chapel totaled \$22,000 and the Board approved beginning phase 1.

The year 1996 was also eventful because Bob Euser retired from the Board in January after 24 years of being President. Cal Van Heuklem was elected President the following month. Also, in May, the Buffalo Creek Wildfire burned 12,000 acres northwest of Long Scraggy and came within 2,300 feet of the west side of the camp. Thankfully, there was no damage to Long Scraggy.

The dedication of the new Chapel was on Memorial Day weekend of 1997, even though it was not quite finished. The Chapel features are unique with three sides being open so that the natural rock setting can be viewed and the front consisting of knotty pine wood walls. It is worth the walk to go over and view this beautiful Chapel while visiting Long Scraggy during the 50th Anniversary celebration.

In 1998, the Board submitted a grant request to the Trinity '93 Fund for \$54,600 that included eight specific requests. At the January 31, 1999 Board meeting, the attendees were delighted to see a check from the Trinity '93 Fund for \$56,600 to be used as set forth in the grant request. It appears that Henry

³ A plan for augmentation will use a senior water right to augment the depletions of a junior water right by changing the use of the senior water right to augmentation. The historical use is discontinued and the water left in the river to augment the depletions caused by the junior water right.

Zoetewey, a Trinity '93 Fund board member, may have had some influence over the approval of the grants from the fund. These funds were used to build the Dugout Building for food storage and to purchase a large walk-in refrigerator to be placed in the Dugout, build the Pavilion, rebuild the infiltration gallery for the Spring Well, and provide a playground with new equipment. This construction took place from 1999 to 2002.

At the January 30, 2000 Board meeting, Cal Van Heuklem resigned as President and Milly Draper Travis was elected President.

At the March 21, 2002 Board meeting, Mark Neuroth announced that he and Cheryl were resigning effective January, 2003. Mark had started his own construction company and needed to invest full time in the business.

Mark Neuroth built a small cabin in 2002 across from the Chapel that was 12' by 20' with insulation, heating and lighting. He offered to sell it to Long Scraggy for \$4,000, plus \$2,500 to construct a foundation and move it. The Board agreed to purchase it for \$4,000 and move it later. This cabin was later named Clem's Cabin and moved to a location near the Aspen Cabin.

The Board interviewed Ken and Jenny Bosma on October 17, 2002 for the soon to be vacant position of Camp Directors. After the interview, the Board agreed to employ the Bosma's. They would serve as Caretakers until August, 2004 when they resigned to take a position at a camp in Puerto Rico.

The Years of Feast, Famine and Fire for Long Scraggy Mountain Ranch 2003 - 2021.

The year 2003 began with a certified letter from the U.S. Forest Service stating that the entire campground used by Long Scraggy for many years on the adjacent Forest Service land had to be removed. The letter stated that absolutely nothing could remain including the fire rings, picnic tables, water line and electrical hookup, etc. Long Scraggy complied with this order and moved the requested campground items to a location on Long Scraggy above the playground. The Board also began to investigate costs for a new swimming pool because the current pool, the second pool built since 1973, was leaking.

The Board offered the Caretakers position to John and Lisa Cloutier in January, 2005. The salary would be \$600 per month year-round with housing and utilities provided.

At the February 16, 2006 Board meeting, the Board approved a motion to replace the swimming pool, with work beginning November 15, 2006 and completed by June, 2007, with the cost not to exceed \$100,000. The Board also approved spending funds to remodel the Bathhouse for \$10,000 and Grand Fir for \$3,000. Members of the Board considered various types of pools over the following months. On November 16, 2006, the Board authorized the purchase and installation of a fiberglass pool with the cost of the pool and its installation, the pool bathroom remodel, and the concrete deck replacement not to exceed \$95,000. The funding for this project would come from the Long Scraggy savings account and a loan of \$70,000. As the pool and related construction progressed, the costs exceeded the loan amount and the loan had to be increased twice finally ending up at \$105,000. The pool and related work were completed during the Spring of 2007.

Also in 2007, an organization, Spiritual Enhancement Project (SEP) began renting the camp for a week following Calvin Camp. SEP is a Christian organization and their use of the camp was a great relationship with Long Scraggy, providing around \$30,000 per year revenue when it was fully using the camp.

Also in 2007, the archery range was completed, a new metal roof was installed on the Ranchhouse, and the Bathhouse was remodeled. The Treasurer's Report showed the end of year balance of \$21,703.76 and the pool loan balance of \$90,280.67.

In 2008, a small pond behind a ten foot high dam was constructed on Spring Creek near the north end of the property. It would provide a place for users of the camp to recreate and fish after it was stocked. Swimming would be discouraged.

Representatives of SEP met with the Board to discuss ways that more beds could be added, so they could continue to use the camp since they were growing and approaching the current bed capacity of the camp. Options discussed including SEP building an additional 20 person dorm at their cost. John Cloutier talked to the Jefferson County Planning Department and learned that the maximum capacity of the camp was 120 persons and 40 parking spaces. In order to add a dorm, the Special Use Zoning would have to be revised and the County Health Department would have to evaluate the capacity of the bathrooms/showers in the current Bathhouse to determine if it needed to be enlarged. The Board decided that it was not ready to pursue this option.

Ken Buys resigned as President in January, 2009 and Larry Van Denend was elected President. Ken Buys prepared a PowerPoint presentation with the purpose of informing Rocky Mountain CRC Classis delegates about Long Scraggy Mountain Ranch and to seek the financial support of Classis. Ken was not able to get on the Classis agenda. In 2010 Larry Van Denend resigned as President and Dan Zigterman was elected President. The Board approved a plan by the 1st CRC Cadets to build a footbridge and perform other services with camping fees waived. In the next few years, the 1st CRC Cadets would construct other projects including building a picnic table by the stables, installing rock bolts for climbing, constructing a dock at the pond, and an amphitheater near the pond.

A State of Colorado Social Services staff member inspected the camp in June, 2012 and checked to see if space above each upper bunk bed in each cabin had 3 feet of clearance. The Ponderosa Cabin did not and needed to have the roof raised 18 inches. John Cloutier presented costs to raise the roof of the Ponderosa Cabin (\$15,000) and add an additional room to provide 9 more beds (\$7,000) in September of 2013. The labor cost was estimated to be \$8,000. The total estimated cost was \$30,000. The Board began a fundraising campaign and appointed a fund raising committee. A brochure and letter was sent to all CRC churches in November. By February, 2014 about \$20,000 had been raised. Meanwhile construction on the Ponderosa Cabin began in the Fall of 2013, before the fundraising campaign began, and by March of 2014, a status report from John Cloutier revealed that much progress had been made and that the cost of the construction was now estimated to be \$20,000 due to much donated labor.

John also reported that Campus Crusade (Cru) had leased the camp for the whole month of June in 2014. This would certainly enhance revenue this year and in coming years. However Cru outgrew the camp after a couple years of use and moved to a larger camp. In September of 2014, Dan Zigterman resigned from the Board because he was no longer attending Eastern Hills CRC. Milly Travis was again elected President. John indicated that the new Pump House was completed by October.

At the August 25, 2016 Board meeting. Jon Waanders reported that the estate of Margaret Zigterman had given Long Scraggy a gift of \$50,000. Jon stated that he would pay off the line of credit loan (pool loan) with the extra income now available. John Cloutier reported that high winds damaged the roofs of the

Roundhouse, the Juniper Cabin and the Archery Range and the insurance company adjuster had approved new roofs on each.

At the March 2, 2017 Board meeting, Ken Zoetewey, Board member, reported that Jewell CRC had been sold and \$52,000 of the proceeds of the sale had been donated to Long Scraggy. The Board agreed that \$25,000 should be placed in a reserve fund to be used to pay for expenses when income lags expenses early in the year and will prevent having to use the line of credit (LOC).

Later in 2017, the Board approved a plan presented by John Cloutier to purchase a wall tent 16' x 24' with 5.5' sidewalls and have it constructed on an elevated wood and Trex platform. The total cost would be about \$6,000 and would sleep 8 campers and 1 counselor. The platform tent was successful and the Board agreed to build a second platform tent. This provided 18 more beds and allows the camp to operate at maximum capacity (120). Even with these additional beds to allow Long Scraggy to operate at full capacity of 120 campers, SEP was forced to find a larger camp in 2018.

The Board, in early 2018, also approved the purchase of Pella windows, good quality siding and Tyvex wrap for the Ranchhouse, including removing the old windows and siding. The total cost was \$22,515. The Board also authorized John Cloutier to install insulation in the walls of the Ranchhouse when the siding was off at a cost of \$3,000. Mark Neuroth was the contractor for this project.

On January 19, 2019, the Board formally amended its By-Laws to add to the Board of Directors two additional members from non-CRC churches, provided they met all other criteria set forth in the Articles of Incorporation. These amendments had been approved at the previous Board meeting. The two members will be Directors-at-Large. The reason for this change was to add to the Board persons who valued Long Scraggy and had skills and abilities that would enhance the Board's capabilities. The Board also amended the Articles of Incorporation to define permanent members to conform with the current membership on the Board.

At this same meeting, Jon Waanders provided a summary of expenses and income for the 2018 calendar year (fiscal year). The summary showed expenses of \$145,194.77 and income of \$168,770.40. Jon stated that 2018 income was unusual with several large gifts. He expects that 2019 will be a much different year with SEP leaving. The Board added Eric De Kruif and Dan Zigterman to the Board as Directors-at-Large. Milly Travis retired from the Board after many years of service and being Board President twice. Dan Zigterman would be elected President at the following Board meeting.

Jon Waanders provided an estimate of revenue and expenses in June 2019 and estimated that expenses would exceed income by \$37,877. The Board discussed possible additional revenue sources at subsequent meetings.

On September 28, 2019, an electrical fire started in the crawl space of the Roundhouse and significant damage occurred to the dining area and meeting room. This ended all use of the Roundhouse by camp users until the damage could be repaired. Without access to the Roundhouse most groups canceled their reservations for the remainder of the year. The loss of the use of the Roundhouse affected revenue sources during 2019 and well into 2020.

John Cloutier started a GoFundMe site to collect donations for Long Scraggy. The Board started a fundraiser event soliciting donations from supporting churches and the Long Scraggy community of users and supporters. By the end of 2019, Jon reported that the Fundraiser provided \$15,039.96 and the

GoFundMe site provided \$11,920.00. This revenue, along with camp fees collected and Calvin Camp revenue, resulted in a total income of \$77,006.72 and expenses of \$73,510.76. God truly blessed Long Scraggy during this difficult year. The Board also initiated a planning process in October with the assistance of Eric De Kruif, to develop a new Vision document for Long Scraggy. This document was completed at the end of 2021.

The year 2020 brought more disappointment in that the COVID-19 pandemic prevented the camp from being used and also the Roundhouse reconstruction was behind schedule. The camp was closed until July and outdoor camping was allowed beginning in August. The Roundhouse repairs were completed in April 2021. The total insurance settlement based on replacement costs was \$157,364.10, which did not cover all of the costs for the repair of the Roundhouse. The income for 2020 was \$29,588.15 and the expenses were \$70,489.63. Fundraising efforts totaled \$14,500.70 for the year.

The Board, in August 2020, revised its By-Laws to allow more than one Board member from a supporting church. The purpose was to encourage persons who enjoyed and wanted to support Long Scraggy, to serve and bring new ideas and energy to the Board. In September, 2020, Jim and Sheri De Haan from 1st CRC joined the Board as a team with one vote.

The 2021 year began with the Board initiating a fundraiser in February. In March, John and Lisa Cloutier resigned as Caretakers. John had accepted a position as a firefighter with Colorado River Fire Rescue based in Rifle, Colorado. Jim and Sheri De Haan submitted a proposal to the Board to be Intern Camp Caretakers with no salary. The Board appointed Jim and Sheri as the new Camp Caretakers in April.

The Board hosted an open house on June 6, 2021, to allow supporters of Long Scraggy to see the rebuilt Roundhouse and to thank and wish John and Lisa Cloutier farewell. The open house was well attended and a great event.

The end of year report from Jon Waanders for 2021 was amazing with income of \$87,304.42 -- the Spring fundraiser providing \$36,199.88, 1st CRC providing \$24,681.48 and other donors providing \$9,685.56 (these three sources of income totaled \$70,566.92). The expenses were \$51,484.41. Again, Long Scraggy was blessed through generous donors within the CRC community and other supporters familiar with Long Scraggy's mission and purpose.

At the close of 2021, Doug De Nooy pointed out that Long Scraggy Mountain Ranch was purchased in 1971. The Board decided to hold a belated 50th Anniversary celebration on Memorial Day weekend, Saturday, May 28, 2022. As part of the celebration, the Board desired to provide this summary of the remarkable history of Long Scraggy Mountain Ranch. Our hope is that readers find this informative and educational, recognizing that Long Scraggy provides an opportunity for all to enjoy the grandeur and beauty of a mountain retreat and acknowledging God's many blessings throughout these 50 years.

To God Be The Glory!

Current Board Members: Dan Zigterman (President), Doug De Nooy (Vice-President), Jon Waanders (Treasurer), Hal Simpson (Secretary), Ken Zoetewey, Linda Holmes, Eric De Kruif, Jim and Sheri DeHaan