

EVRPOA 9TH ANNUAL MEETING—MINUTES - Approved 07/09/16

Ninth Annual Meeting of Elk Valley Ranch Property Owner’s Association held on 07/11/15 at The Holiday Inn Express, 151 W. Deuce of Clubs, Show Low, AZ 85901.

Board Members:

Present: C.J. Hindman, President; James V. Smith, Vice President/Secretary; Michele Clark, Treasurer; Kara Granillo, Member

Quorum present: Yes

Others Present: Approx. 9 property owners of Elk Valley Ranch.

1. Call to Order:

Meeting called to order at 9:30 AM by CJ.

CJ welcomed all the property owners present and thanked them for coming.

2. Proof of Notice of Annual Meeting and Certificate of Mailing:

Jim presented the Certificate of Mailing and read the Proof of Notice of Annual Meeting and noted that the Notice of Annual Meeting and the Ballot Packet were mailed to all property owners at their address of record by Platinum Management on June 05, 2015.

3. Introduction of New Board Member:

Kara Granillo was introduced as the newest EVRPOA Board Member.

4. Review of 2014 Annual Meeting Minutes:

Minutes from the 07/26/14 Annual Meeting were included in the Ballot Packet/meeting notice and there were no questions asked of the Board regarding the 2014 minutes.

5. Report of the Board:

a) Nominating Committee: The members of this committee are Kara Granillo, Chair, and Michele Clark. The Nominating Committee mailed to all owners, and posted on the website, a Call for Volunteers notice in May. There were no volunteers in response to the mailing or posting. Subsequently, the Nominating Committee placed the 4 existing Board members up for election/re-election.

i) It was noted that one vacancy remains on the Board. Our Bylaws require a minimum of 3 on the Board and a Maximum of 5. Any property owner interested in serving is asked to contact CJ.

ii) CJ explained the details of Board membership, i.e. attend 4 BoD meetings per year plus the Annual POA meeting; mileage reimbursement (from home or EVR property—whichever is less—to meeting place and back); and mostly communicate by email or telephone as needed.

iii) CJ reminded everyone of the limited responsibilities of the Board:

* To collect fees, to maintain the common areas (roads) of EVRPOA

* To assure compliance with the CC&Rs

* To deal with legal issues (such as liens and dues collection).

b) Treasurer's Report:

i) Michele reviewed the latest EVRPOA Financial Statement of May 2015 which was provided to all property owners in the Annual Meeting mailing packet, as follows:

ASSETS:

Wells Fargo Operating \$ 68,430.73

Wells Fargo Reserve 79,734.28

Wells Fargo CD 21,650.42

Total: Checking/Savings \$169,815.43

*Accounts Receivable 51.46

Undeposited Funds 0.00

TOTAL ASSETS \$169,866.89

LIABILITIES & EQUITY:

Current & Long-Term Liabilities \$ 0.00

Equity

Opening Balance Equity 50,778.12

Retained Earnings 86,251.54

Net Income 32,837.23

TOTAL LIABILITIES & EQUITY \$169,866.89

*** NOTE: Accounts Receivable in the amount of \$38,891.38 was inadvertently left-off of the May 2015 Balance Sheet (as shown above) and was corrected on the June 2015 Balance sheet (not shown).**

ii) Michele explained that we wrote-off approx. \$13,000.00 of uncollectible past-due amounts, leaving a balance of approx. \$25,000.00. However, progress has been made on the collection of some past-due accounts and the Board continues to pursue collection of the remaining past-due balances.

iii) Michele reminded everyone that a lien, when filed, is placed on the property owner, not the property. Also, EVRPOA cannot report delinquent accounts to credit agencies.

iv) A property owner stated that Lot 116 is up for auction, but the auction has been subject to many delays.

c) Road Committee Report:

- i)** The Board has retained an Independent Contractor, Ted Newman, to monitor all EVRPOA roads.
- ii)** Ted will inspect all EVRPOA roads twice per year (Spring and Fall).
- iii)** He is available to inspect damage requiring emergency repairs.
- iv)** Perkins Cinders from Show Low is our current road maintenance and repair company.
- v)** EVRPOA has no authority on County or Rancher roads.
- vi)** CJ reminded everyone that there are 52+ miles of EVRPOA roads, and EVRPOA does not grade weeds.
- vii)** EVRPOA usually grades/repairs approx. 20-25 miles of road each year and the roads need to be damp for effective grading/repairs.
- viii)** 3 road problems were mentioned by Property Owners; these will be inspected by Ted and appropriate remediation will be done during the annual maintenance:
 - * A culvert is exposed by Lot 137.
 - * Washout on the road to Lots 65 & 66 (impassable).
 - * Bar-ditch washout in Unit 2 (not sure where).

d) President's Report/Old Business:

i) Efforts to Reduce Non-Payment of Annual Dues:

- * See Section 5b above.

ii) Wood Poaching and Property Security: CJ stated that wood poaching is once again on the increase. There have been no reported instances of fence breakage or property damage to date. CJ reminded everyone that the best way to keep wood poachers (and others) off your property is to fence it.

iii) Kinder-Morgan (K-M) Update: K-M has basically withdrawn from EVRPOA property, and the area around St. Johns, for the foreseeable future. There are 3 existing wells, but all activity has ceased and most of K-M's equipment has been removed.

iv) Shooting on EVR Property: The Board has deemed enforcement of the "No Shooting of Firearms" clause in the CC&R's as unenforceable and urge all property owners to use extreme caution and common sense when shooting firearms of any type and/or size.

6. Announcement of the Vote for 2014 Annual Minutes Approval and Board of Directors:

a) Ballot Results: The vote includes those in attendance plus those ballots mailed back. 39 in favor and 0 against regarding the following measures:

- i)** Approving the 07/26/14 Annual Meeting minutes.

ii) The following were elected/re-elected to the Board for 2015-2016:

CJ Hindman, James V. Smith, Michele Clark, Kara Granillo

7. New Business:

a) The Board has adopted the unofficial policy of "One Lot Equals One Vote" for voting purposes.

b) It was noted that some EVRPOA road signs are in need of repair. The Board has taken this under advisement and will address this issue in the near future.

8. Questions and Answers:

There were no other questions.

9. Adjourn:

Meeting Adjourned at 10:13 AM by CJ

Minutes prepared and submitted by: Vice-President/Secretary James V. Smith