

Elk Valley Ranch

Property Owner's Association

P.O. Box 14198 Tucson, AZ 85732 Phone: (520) 623-2324 Fax: (520) 722-5039

Approved

BOD of Directors Meeting Minutes
Tuesday, September 25, 2018
Platinum Management Inc
7225 E. Broadway Blvd Ste # 140
Tucson AZ 85710

The Board of Directors meeting was held via teleconference for the Elk Valley Ranch Property Owner's Association on September 25, 2018, at Platinum Management, Inc. Alisha Smart represented Platinum Management.

I. Call to Order & Roll Call

The meeting was called to order at 4:02 pm. CJ Hindman stated that any property owner comments would occur only after a motion was made and seconded by the Board.

BOD members present:

CJ Hindman-President
James V. Smith-Vice President/Secretary
Michele Clark- Treasurer

One Property Owner called in for this meeting.

II. Review and Approval of Minutes of April 28, 2018, Meeting

A motion was made and seconded to approve the minutes as presented (Clark/Smith), motion carried unanimously.

The approved minutes will be submitted in PDF to Jerry Slatter for uploading onto the website.

III. Review April, May, June, July & August 2018 Financial Statements

Michele Clark briefly went over the balance sheet, accounts receivable and total equity. Profit & Loss year to date, along with the Budget vs Actual, were also reviewed. It was noted that the Legal and Accounting fees were a little over budget so far this year.

CJ Hindman asked if there was anything else to report and Michele Clark stated no.

A motion was made and seconded to accept the April, May, June, July & August, financials as submitted (Hindman/Smith); motion carried unanimously.

IV. Manager's Report

Draft minutes created from April 28, 2018, meeting. Postings were submitted to web master. Created and sent (e-mail & mail) July & September BOD packets to BOD. Agenda and Board Meeting notice information was sent to the webmaster and posted. Confirmed with accounting department regarding BOD's inquiry into cost for the request of a title report is \$300. Worked with homeowners of lots # 048 & # 145 to update the addresses in the system. Communications with Accounting, Legal and the BOD regarding collections.

CJ Hindman asked if there were any outstanding homeowner issues. Alisha said nothing at this time. There were no other questions.

V. Old Business

A. Road Report- the Road Report was submitted by Ted Newman to CJ Hindman. A copy was provided to each BOD member. The culvert damage at CR6473 & CR6474 previously discussed at the April BOD meeting has been repaired.

Lot owner, Robert Hoskins interrupted and suggested putting a section on the EVR website that includes the 'before problem and the after result' along with the total cost to repair roads. CJ Hindman said that would be taken under advisement.

- a. **Unit I** – All Upgrades were completed in 2017. CR6500 has been washed out due to heavy monsoons this summer.
- b. **Unit 2** – From cattle guard CR6480 to the first EVR sign needs to be graded and restored for a total of 2.4 miles. CR6469 at CR6480 has a washed out of about 1.2 miles.
- c. **Unit 3** – Grading will be required from CR6481 to CR6485 as outlined; and about 6.2 miles of roads need grading giving a total grading of about 10 miles.

In summary, Unit 1 & 2 needs a little work. Road Repairs Until 3 needs more work. Depending on the bid, we may need to put off some of the upgrade work. Michele Clark noted that CR6483 needs significant repair.

A motion was made and seconded to approve and to submit the report to Perkins for Unit 1, 2, 3 and get an itemized proposal.

Lot owner, Robert Hoskins, wanted to talk about the road repairs estimated cost. He believes a lot of money is being spent on the roads with no records. Mr. Hoskins stated his opinion that the association money needs to be spent wisely. CJ Hindman replied that, contrary to Mr. Hoskins opinion, there is paper documentation for every bit of road maintenance and upgrades completed in the past.

CJ Hindman will ask Ted to submit the summary of proposed work and the maps to Perkins Cinders; they will meet Ted to survey the locations and then submit a proposal to the BOD. James Smith said that the invoice from Perkins usually comes back at the exact cost of their proposal.

Robert Hoskins then said that most BOD's do a bidding process. CJ Hindman replied that, in the past, we did get bids from other vendors and used them, but their work was inferior. Our determination is that Perkins does the best job with the roads and is worth the cost.

The motion was unanimously approved.

B. Collections Update -CJ Hindman reviewed the collections report.

- a. Lot # 67— per CJ Hindman, hopefully the issues with that lot are resolved. Unsure if final action was taken. Further action was superseded by legal process from lawyers in Phoenix, CJ Hindman said that at the annual meeting it was noted that 22% of lot owners were in arrears in payments, but now it is down to 16%, with 10 lots owing less than \$30, if those are taken out the number goes to about 14% of owners in arrears. This is good progress.
- b. CJ Hindman said the goal of the Board was to unload the collections process to Platinum Management, but maintain oversight and approval authority. CJ wants to sit down with Platinum Management about how the collection process is going. CJ will explain the items that he wants included in the Status Report; CJ will set up a meeting to which all Board members will be invited.

C. CCR Review Update – Platinum Management will review the current CC&Rs for the EVR community and provide comments plus any recommendations for the next board meeting.

VI. New Business

A. Miscellaneous-

CJ Hindman discussed that in the past few years the Annual Meeting minutes were not usually on the website until approved at the next Annual Meeting. He proposes we post a draft of the Annual Meeting minutes on the website no later than three to four weeks after the meeting. CJ said he will send out a copy of the draft of the Annual Meeting minutes for the April, 2017, meeting. Alisha from Platinum will have Jerry, the webmaster post them. James Smith commented that when he ran the website a draft of the annual minutes was posted three to four weeks after the Annual Meeting.

CJ then opened the floor for comments. Lot owner, Robert Hoskins, said he would like to see the BOD hold monthly meetings to discuss issues. Mr. Hoskins also said he would like to see the website have before and after pictures for the road report

section. Mr. Hoskins was also of the opinion that the Annual Meeting should have a dial in number. Also Mr. Hoskins thinks the ARC Committee should have the guidelines on the website. Hoskins also wanted to know why properties were selling for such high amounts. Mr. Hoskins said the board should be aware of what is going on as well as that a board member elected to the board cannot be voted off.

CJ Hindman thanked Mr. Hoskins for his comments and said he would take them under advisement. He then said directly to Mr. Hoskins that he would be willing to meet Mr. Hoskins at Platinum Management to discuss the issues he has; just let him know when, or if, Mr. Hoskins wishes to do so.

CJ Hindman reminded the board that the next meeting has to be mid-November to discuss budget and any possible assessment changes. CJ said that, due to the poor attendance in April, the annual meeting is back to being in the summertime.

VII. Next Meeting Date

The next meeting is scheduled for November 12, 2018, at 4:00 pm, to be held telephonically.

VIII. Adjournment

There being no further business the meeting was adjourned at 4:46 pm.

Recorded and Submitted By:

Alisha Smart
Association Manager
For the Elk Valley Ranch POA
Platinum Management Inc.