

Elk Valley Ranch

Property Owner's Association

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Approved

Board of Directors Meeting Minutes

November 12, 2018

Platinum Management Inc

7225 E. Broadway Blvd Ste # 140

Tucson AZ 85710

The Board of Directors meeting for the Elk Valley Ranch Property Owner's Association was held via teleconference on November 12, 2018, at Platinum Management, Inc. Alisha Smart represented Platinum Management.

I. Call to Order & Roll Call

The meeting was called to order at 4:01 pm. CJ Hindman reminded all persons who might call in, and that are not on the board, have to wait to speak until the 'open forum' at the end of the agenda, or after a motion has been made and the Chair calls for comments.

BOD members present (by telephone):

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 September 25, 2018, Board Meeting

CJ Hindman requested a correction on Page 2 under Old Business to read: 'Road Repairs Unit 3 needs more work.'

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

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

III. Review September & October 2018 Financial Statements

Michele Clark went over the Total Checking & Savings Balance. Total Receivables, Total Liabilities & Equity were also reviewed. There were no issues to discuss.

A motion was made and seconded to accept the September & October, financials as submitted (Smith/Hindman); motion carried unanimously.

IV. Manager's Report

Draft minutes created from September 25, 2018, meeting. Postings were submitted to web master. Created and sent (e-mail & mail) November BOD packets to BOD. Agenda and Board Meeting notice information was sent to the webmaster and posted. Communications with Accounting, Legal and the BOD regarding collections.

V. Old Business

A. Road Report- the Road Report was submitted in September, 2018, by Ted Newman to CJ Hindman. CJ Hindman received the proposal from Perkins Cinders. A copy of each was provided to the BOD members.

Bob Clark, Lot #277, has agreed to work on the Road Committee.

CJ Hindman made a motion to accept Bob Clark to be the chair of the Road Committee. Jim Smith seconded. Motion passed.

Discussion of the proposal noted Option 1 was for maintenance to restore the roads throughout the community to pre-monsoon condition. The second part of the proposal (Option 2) is to upgrade the engineering of the roads. There was discussion of the budgeted amount of about \$36,000 for the year. All options presented were reviewed for the road maintenance. CJ Hindman proposed that the Board approve to do all seven of Option 1 proposals, with a total of \$10,050; and the first road upgrade under Option 2, which totals an additional \$7,400.

Jim Smith asked which roads are the worst that need material added. He was referred to page three of the road report, under 'Findings.' CJ Hindman asked Bob Clark for his input. Bob Clark said he agreed with CJ Hindman's recommendation regarding no additional materials to be purchased at this time, in order to stay close to budget.

A motion to accept Option 1 as written, and Option 2 just the three asterisk options, was made and seconded. (Smith/ Clark). Motion carried unanimously.

CJ Hindman asked Bob Clark to work with Ted Newman so that he knows the recommendations of the Board.

B. Platinum Meeting – CJ Hindman updated the board regarding the meeting between himself, Kathleen Buske, Sarah Brady and Jason Smith, Esq., (Attorney for Carpenter-Hazelwood). CJ Hindman said that he walked away from the meeting feeling good even though the reports from Carpenter-Hazelwood are still hard to understand. On the summary report, where owners are out of state, it will show that collections will only proceed if EVRPOA pays the cost up front, which will then be added to delinquent client's balance. On an account when 'Old Owner' is referenced it means there is now a 'new owner.' Those particular properties are updated to show the new owner, and it is assumed the old owner debt is uncollectible.

CJ Hindman made a recommendation for motion to request Platinum to delete 'old owner' accounts total of \$4,777, from the 'Customer Account Balance Summary.' This is in reference to lots # 040, 208, 207, 173, 267, 068, 179, 075 & 176 from customer balance summary.

A motion was made and seconded (Smith/Clark); it was passed with a unanimous vote.

C. Collections Update - the collections report was reviewed.

- a. 37 lots are delinquent by less than \$100. This leaves 27, and two of those are owners that own two lots. So there are actually twenty four owners with significant overdue amounts. This is less than nine percent of our total number of owners. This is better than last year in that the percent of people delinquent is less. It was noted that three of the twenty four delinquent owners above \$100 are currently making payments.
- b. Lot # 67— Discussions in the past have documented the problems and the recent action an attorney recently took to take over the property ownership by paying the past taxes.. The recommendation from CJ Hindman was to write off this debt and go forward seeing if the new owners will pay.
- c. Lot #28 has a balance not meeting criteria for the collection process. Lot #60, both owners are deceased and there are no known other contacts.

Jim Smith made a motion to write off the amount overdue for lots #60 and #67; Michele Clark seconded. The motion passed unanimously.

D. CCR Review Update – Platinum Management reviewed the CC&R's for the association and provided recommendations for minor revisions. It was decided to present this to the membership at the Annual Meeting and then proceed accordingly.

VI. New Business

- A. After review and discussion the Board has decided to stay with the current budget and no increase in the annual assessment. CJ Hindman will provide a heads up letter to be included in the annual mailing regarding no assessment increase for 2019, and mentioning the issue of possible increases in the future. CJ Hindman said he will provide the reasoning for possible assessment increases in his president's report at the annual meeting.

CJ Hindman recommended a motion to use the current budget with no increase for 2019 assessments. Jim Smith made the motion, Michele Clark seconded. The motion passed unanimously.

- B. Miscellaneous- CJ Hindman discussed, for the record, the issues raised by Mr. Hoskins at the last Board meeting.
1. Concern with value of the lots: Upon further research, the two transactions he referenced included multiple lots that were sold at the same time/same transaction for individual lot prices ranging from \$35,000 to \$45,000 per lot. The second transaction had lot values of \$20,000 to \$45,000 each. Therefore there is no evidence of lots being valued at the exorbitant prices he referenced.
 2. Mr. Hoskins recommended monthly meetings of the Board. There are already three to four meetings a year, and we can always call an emergency meeting if needed. Therefore we will not be changing the Board schedule.
 3. Mr. Hoskins requested to have a dial in number for the annual meetings. The Annual Meeting is defined as an opportunity for owners to meet with, and select, the POA Leadership. It is not only technically challenging to do a telephonic meeting to include an audience of potentially dozens of people, it degrades the ability to have a meeting that does not get out of hand and become difficult to manage. Also, we have owners from all over the United States and from several foreign countries, including some in Europe. Therefore, we will not do telephonic Annual Meetings. But, we will post draft annual meeting minutes earlier than in the past.
 4. Mr. Hoskins brought up the Architectural Review Committee. The ARC exists to enforce guidelines which are defined in the CCRs and can be found on the website.
 5. CJ Hindman restated that he is willing to meet with Mr. Hoskins anytime he wishes. This meeting will need to be at the Platinum Management office.

C. The Annual Meeting for 2019 will be on July 13th.

VII. Call to Public Open Forum – No comments to report.

VIII. Next Board of Directors Meeting Date

The next meeting is scheduled for February 11, 2019, at 4:00 pm, to be held telephonically.

IX. Adjournment

There being no further business the meeting was adjourned at 5:07pm.

Recorded and Submitted By:

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