

## **Board of Directors Meeting 04/11/15 Minutes (Approved 07/11/15)**

**I. Board of Directors Meeting:** A meeting of the EVRPOA Board of Directors was conducted on April 11, 2015 in Show Low, AZ. The meeting was called to order at 11:08 AM by CJ Hindman.

The following Members were present:

CJ Hindman – President

James V. Smith – Vice President/Secretary

Michele Clark – Treasurer

Kara Granillo – Member

Quorum Present: Yes

### **II. 01/10/15 Board Meeting Minutes:**

**Motion:** To approve the minutes from the 01/10/15 Board of Directors Meeting.

Jim motioned, CJ seconded, unanimous approval: **Motion Passed**

### **III. Treasurer's Report:**

**A. Michele reviewed the current EVRPOA Financial Statement (February 2015), as follows:**

#### **ASSETS:**

Wells Fargo Operating \$ 57,027.80

Wells Fargo Reserve 79,721.96

Wells Fargo CD 21,642.50

Total: Checking/Savings \$158,392.26

Accounts Receivable 48,827.81

Undeposited Funds 640.00

**TOTAL ASSETS \$207,860.07**

#### **LIABILITIES & EQUITY:**

Current & Long-Term Liabilities \$ 0.00

Equity

Opening Balance Equity 50,778.12

Retained Earnings 118,219.66

Net Income 38,862.29

**TOTAL LIABILITIES & EQUITY \$ 207,860.07**

Note: The Treasurer's Report was accepted by the Board by acclamation.

**B. Accounting Issues-Platinum:**

After discussion, the following points and questions were raised. Michele will discuss them with Platinum and report back at the next meeting.

- i) "Old" balances need to be written-off.
- ii) Per Sarah @ Platinum, no "old owner" accounts are being collected. The Board has agreed to write-off all "old owner" balances as uncollectible.
- iii) Michele will clarify why some "old-owner" balances are so low.

**C. Recommendation: Final Demand Letter:**

- i) CJ will write a "final demand" letter for all accounts with a past-due balance of \$500.00 or more, providing we have their correct address, they are current on property taxes, and have received all past "past-due" mailings.

**IV. Road Committee Report:** Currently there is no Road Committee—this function is being performed by the Board.

**A. Road Committee Report:**

- i) There was no formal road committee report, but it was noted that some roads in Unit 1 need attention.

**B. Elk Valley Ranch Road Monitor:**

- i) Ted Newman, an independent contractor, has agreed to monitor EVRPOA roads and will use his own vehicle.
- ii) Ted will personally inspect the roads each April and early October.
- iii) Upon inspection completion, Ted will provide written documentation to the Board of his findings, including recommendations and pictures, as necessary.
- iv) Ted will be available if an EVR property owner notices a road problem.
- v) After Board approval, Ted will coordinate with our road repair vendor to facilitate repairs.
- vi) EVR will pay Ted \$25.00 per hour for his time and reimburse his mileage at the prevailing IRS rate.

**Motion:** To approve Ted as Independent contractor of EVRPOA road survey/inspection.

CJ motioned, Michele seconded, unanimous approval:

**Motion Passed**

**V. Old Business:**

**A. Website Update:**

i) The Board decided that we did not want an interactive website going forward, as our site is used for “information only” purposes.

ii) The Board has authorized and Jim has agreed to handle the outsourcing to a web service to administer and maintain EVRPOA’s website.

iii) It was agreed that a Board member, as well as an outside administrator, should have website access and editing/posting privileges at all times.

**B. Kinder-Morgan (K-M) Update:**

i) Kinder-Morgan has tabled current drilling and expansion plans in Elk Valley Ranch for the foreseeable future.

**VI: New Business:**

**A. 2015 EVRPOA Annual Meeting:**

i) The confirmed date for the 2015 EVRPOA Annual Meeting is Saturday, July 11, 2015 at the Holiday Inn Express in Show Low, AZ. Check-in will begin at 9:00 AM and the meeting will begin at 9:30 AM.

ii) The timeline is, as follows:

**Call To Volunteer** to be posted on the website and mailed to all property owners no later than May 01, 2015. A cover letter will also be mailed.

**Annual Mailing Packet/Ballot** to be mailed/posted no later than June 05, 2015.

**B. Nominating Committee:**

i) Kara was nominated as Chair and Michele was nominated as Member of the Nominating Committee. All Board members approved.

**C. Board of Directors Meeting July 11, 2015:**

i) The next Board of Directors meeting will take place on Saturday, July 11, 2015 immediately after the Annual Meeting. All EVR property owners are welcome to attend the BoD meeting.

**D. Cows On Property:**

i) A property owner stated there were cows wandering onto his property. This issue is not to be determined by the Board as Arizona is a free-range state, and the Board does not get involved in neighbor-to-neighbor issues. The property owner was advised by CJ the best solution was to fence his property.

**VII: Other Business:**

**A. Lot 67:**

i) There are 2 ongoing issues with Lot 67 and these will be discussed at the next Board meeting.

**B. Proposal:** EVRPOA attorney to no longer accept calls from the owner of Lot 67.

CJ Motion, Jim 2nd, all approve.

**Motion Passed.**

**VIII: Meeting adjourned at 12:24 PM**

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