

Board of Director's Meeting 04/12/13 Minutes (Approved 07/06/13)

I. Board of Directors Meeting: A meeting of the Board of Directors was conducted on April 12, 2013. The meeting was **called to order** at 11:05 AM by CJ Hindman.

The following Members were present:

CJ Hindman – President

Chuck Clark – Vice President

James V. Smith – Secretary

Joe Hindman – Treasurer

Quorum Present: Yes

II. Minutes from the Board of Directors meeting of February 01, 2013 were reviewed and unanimously approved by the Board (completed and posted on 04/13/13).

(CJ motioned, Chuck seconded)

III. Treasurer's Report:

A. Joe reviewed the current EVRPOA **Financial Statement** (March 2013), as follows:

ASSETS:

Wells Fargo Operating \$ 25,568.79

Wells Fargo Reserve 79,583.21

Wells Fargo CD 21,527.69

Total: Checking/Savings \$126,679.69

Accounts Receivable 34,270.32

Undeposited Funds 105.00

TOTAL ASSETS \$161,055.01

LIABILITIES & EQUITY:

Current & Long-Term Liabilities \$ 0.00

Equity

Opening Balance Equity 50,778.12

Retained Earnings 123,213.79

Net Income (12,936.90)

TOTAL LIABILITIES & EQUITY \$161,055.01

Treasurer's Report was accepted by the Board by acclamation.

B. Update On Overdue/Arrears Accounts: Joe agreed to check on a lien release assessment, and it was noted that there have been numerous lien releases lately. Joe also agreed to update the First United lien list and to correlate to who is behind and/or has liens. This issue was tabled until the next Board meeting.

C. Money Management and Accounting:

Joe proposed the following prior to the meeting by email:

CJ is getting our ACTUAL COST of both filing the liens initially and releasing them from our Attorney who is doing this for us (we have not yet filed any liens with our Attorney but have had many lien release charges).

Currently, we do NOT try to recoup the actual charges to the POA of getting these liens released. The Board used to file them ourselves and we added a \$200 fee to the delinquent account. We have never based this fee on any actual cost. We have never added a fee to release the lien.

My proposal is that we notify the property owners that starting October 1, 2013 we will charge for both filing AND releasing their liens the actual cost to the POA by our attorney.

Between when we notify them (probably at the Annual Meeting) and the October 1 date, we will continue with our current policy and NOT charge them for the release fees. So it is in their best interest to clear these liens up ASAP.

The Board agreed to write a policy concerning Joe's suggestion and also to report delinquent accounts of 1 year or more to a credit agency. This policy will be announced at the Annual Meeting on July 06, 2013.

Joe motioned, Chuck seconded, unanimous agreement. **Motion Passed.**

IV. Road Committee Report:

Chuck reported that the roads are in good shape, and there were no road issues brought to the Board by any property owners.

V. Old Business:

A. Website Update: Jim reported that the website is functioning normally and is being updated regularly as necessary. Some maintenance is also periodically performed and the situation is status quo.

B. Legal Action Regarding EVRPOA's Prior Attorney: CJ reported that EVRPOA's current attorney will send a request to the prior attorney regarding mediation to settle the current legal dispute. The results of this request will be reviewed at the next Board meeting.

C. Attorney Review of EVRPOA's CC&R's and By-Laws: The Board was presented with numerous recommendations to update EVRPOA's current CC&R's and By-Laws. These recommendations will be mailed to all property owners prior to the Annual Meeting on July 06, 2013, and will be an agenda item at the Annual Meeting. After the recommendations have been presented, a ballot will be mailed to all property owners regarding the proposed changes and the results of the vote will determine if the changes were accepted.

There were 3 motions regarding this issue:

Motion #1: Acceptance of EVRPOA's attorney's recommendations by the Board.

CJ motioned, Chuck seconded, unanimous agreement. **Motion Passed.**

Motion #2: Designating the proposed changes as an agenda item at the annual meeting and mailing ballots to all property owners after the Annual Meeting

CJ motioned, Chuck seconded, unanimous agreement. **Motion Passed.**

Motion #3: Write-up the proposed changes and finalize prior to Annual Meeting.

CJ motioned, Jim seconded, unanimous agreement. **Motion Passed.**

D. 5th Board Position – Call For Volunteers: It was agreed to mail and post on the website a Call To Volunteers to fill the 5th Board position vacancy. The Board elected a nominating committee consisting of Joe Hindman and Chuck Clark. All eligible applicants, including current Board members, will be placed on the ballot by the Nominating Committee, to be voted upon by all property owners. The Call For Volunteers will be both mailed and posted on the website by May 03, 2013.

E. Kinder-Morgan (K-M) Update: It was noted that K-M has not provided nor signed a road maintenance agreement as previously agreed. The Board decided that a structure was needed to deal with K-M and decided to seek EVRPOA's current attorney for advice and/or action.

It was also suggested that all EVR property owners consider the formation of an "Action Committee" by property owners only (this will not be a Board committee) to deal with issues and concerns that arise concerning K-M. The Board will consider this issue at a future Board meeting once it has been determined if there is enough interest among the property owners to form such a committee.

F. Lot 161 Issue: The issue with Lot 161 has been resolved.

VI: New Business:

A. 2013 Annual Meeting: The 2013 EVRPOA Annual Meeting will be held on July 06, 2013 at the Hampton Inn & Suites in Show Low, AZ. Registration begins at 9:00 AM, and the meeting will be called to order at 9:30 AM. Annual Meeting agenda, ballots, and other pertinent information will be mailed to all EVRPOA property owners by June 06, 2013. Platinum Management will provide a Proof of Mailing that will be presented at the Annual Meeting.

B. Next Board Meeting: The next Board of Directors meeting will be held approximately 30 minutes after the Annual Meeting on July 06, 2013.

VII: Other Business:

There was no other business discussed.

VIII: Meeting adjourned at 12:41 PM

Minutes prepared and submitted by: Secretary James V. Smith