

Board of Directors Meeting 07/06/13 Minutes (Approved 12/06/13)

I. Board of Directors Meeting: A meeting of the Board of Directors was conducted on July 06, 2013. The meeting was **called to order** at 11:03 AM by CJ Hindman.

The following Members were present:

CJ Hindman – President

Chuck Clark – Vice President

James V. Smith – Secretary

Joe Hindman – Treasurer

Carole Ramirez – Member

Quorum Present: Yes

II. The Board welcomed its newest Member, Carole Ramirez.

III. Nominate Officers: Nomination of existing officers to continue was motioned by Jim, and seconded by Chuck, and approved by Joe & C.J. (Carole abstained)

IV. Minutes from the Board of Directors meeting of April 12, 2013 were reviewed and unanimously approved by the Board (completed and posted on 07/10/13).

(CJ motioned, Chuck seconded)

V. Treasurer's Report:

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

ASSETS:

Wells Fargo Operating \$ 25,498.84

Wells Fargo Reserve 79,603.05

Wells Fargo CD 21,535.00

Total: Checking/Savings \$126,636.89

Accounts Receivable 29,600.32

Undeposited Funds 0.00

TOTAL ASSETS \$156,237.21

LIABILITIES & EQUITY:

Current & Long-Term Liabilities \$ 0.00

Equity

Opening Balance Equity 50,778.12

Retained Earnings 123,213.79

Net Income (17,754.70)

TOTAL LIABILITIES & EQUITY \$156,237.21

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

B. Update On Overdue/Arrears Accounts:

i. Joe noted that we need an updated list from First United of held property.

ii. Joe reported that there were 32 accounts in arrears. Of the late letters sent out, 9 did not respond. 16 have liens filed by the previous EVRPOA President. It was also noted that the Board does not write-off accounts if the property is still owned by the past-due account holder.

iii. Draft Policy #02-2013 was presented and discussed by the Board, and it was noted that 3 changes need to be made to the Policy.

1)becomes overdue (or delinquent) if not paid in full by before March 1...

2) Item 3 ...be held responsible for overdue dues amounts per the current...

3) Item 4, ADD: This step can apply to all parcels, not just First United.

Joe motioned, Carole seconded, unanimous approval. Motion Passed. CJ will make the changes and submit to Platinum.

Note: Carole asked if the Board used an attorney to file liens rather than a lien service, and CJ responded that we use an attorney to keep the records in one place controlled by one entity.

VI. 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.

VII. 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. It was noted that we will put a permanent notice on the website reminding owners to keep their address current with Platinum.

B. Legal Action Regarding EVRPOA's Prior Attorney: CJ reported that EVRPOA's prior attorney has agreed to mediation, but has been delayed until the fall due to health issues. It was estimated that the mediation should last approx. 2 hours. It will be held in Tucson and CJ will attend if able.

C. Attorney Review of EVRPOA's CC&R's and By-Laws: The Board was previously presented with numerous recommendations to update EVRPOA's current CC&R's and By-Laws. These recommendations were mailed to all property owners prior to the Annual Meeting on July 06, 2013, and were included as an agenda item at the Annual Meeting. In addition, a complete listing of the current CC&R's, with proposed changes, are posted on the EVRPOA website.

i. The Board agreed to proceed with the changes as presented by its attorney, and an item-by-item ballot will be mailed to all property owners US Mail-Certified (Return Receipt Requested), along with a cover letter, a summary of changes to the CC&R's (see the website for the complete CC&R's), and a stamped return envelope. Also included in this mailing will be a cover letter and a copy of Draft Policy #02-201, which will be in RED to past-due accounts (hopefully providing a window of opportunity to collect).

ii. A second ballot will be mailed to all property owners who did not respond to the first mailing, including a non-stamped envelope and a final due date for the return of the ballot.

On Items i and ii above, Joe motioned, Chuck seconded, unanimous approval. Motions Passed.

D. Kinder-Morgan (K-M) Update: It was again 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, and an email will be sent to K-M's representative, Mr. Smith

It was suggested to all attending the Annual Meeting that EVR property owners consider the formation of an "Action Committee" by property owners only (this will not be a Board committee or function) to deal with issues and concerns that arise concerning K-M. The Board will, however, provide a link to the "Action Committee" on the EVRPOA website.

VIII: New Business:

A. 2013 Annual Meeting Issues: No issues were raised at the July 06, 2013 Annual Meeting.

B. Board Meeting Issues:

i. The Board discussed the issue of an enforcement policy concerning trash and garbage on lots in Elk Valley Ranch. Our current attorney recommends an "Architectural Committee" to enforce the laws in the CC&R's. The Board informally recommends looking into this issue.

C. Next Board Meeting: It was decided that the Board would meet at 4 month intervals (instead of 3 month intervals). Also, all Board meetings will be open agenda, to be posted on the website not less than 10 days nor more than 50 days before the next scheduled Board meeting. Included in this posting will be the time and place of the Board meeting, and to respectfully request any property owner planning to attend to notify the Board.

Joe Motioned, Carole seconded, all unanimous. **Motion Passed.**

The next Board of Directors meeting will be held Saturday, November 16, 2013 at Licano's Restaurant in Show Low, AZ, at 11:00 AM. The agenda will be posted on the website by October 31, 2013.

IX: Other Business: Carole approved the posting of her email address on the EVRPOA website as a Board Member.

X: Meeting adjourned at 12:05 PM

Minutes prepared and submitted by: Secretary James V. Smith