

Board of Directors Meeting - 07/07/12 (Approved 10/25/12)

A subsequent meeting of the Board of Directors was conducted on July 07, 2012 after the Annual Meeting. The meeting was called to order at 10:53 AM by Joe.

1. The following were recommended and unanimously approved by EVRPOA Board Members to serve as Officers of the Corporation for 2012-2013:

CJ Hindman as President (Nominated by Jim, 2nd by Chuck)

Chuck Clark as Vice President (Nominated by Joe, 2nd by Jim)

James V. Smith as Secretary (Nominated by Joe, 2nd by CJ)

Joe Hindman as Treasurer (Nominated by Chuck, 2nd by Jim)

2. The Road Committee is to be retained as follows, and was unanimously approved by the Board, with Joe Hindman presiding, and Chuck Clark as a member.

Resolution: The Board would like to officially thank Linda Mattern for her many years of service to the EVRPOA. Thank you, Linda!

Old Business:

1. The Board agreed that all files, paperwork and other EVRPOA-related documents need to be picked-up from Linda. Joe will coordinate this with Linda.

2. It was again agreed that it is not appropriate for the EVRPOA nor the Board to get involved in property line and/or fence disputes between neighbors and/or Apache County.

3. It was noted that cattle were seen grazing on the roads. Unit 2 has a yucca growing on one of its roads, which CJ said he could remove with his tractor if needed. The Board agreed not to blade the roads for the removal of weeds.

4. It was again noted that wood poaching has been greatly reduced, as noted during the Annual Meeting.

5. Regarding the Bette's foreclosure, the Board agreed to contact an attorney for assistance to resolve the issue with our former attorney and for representation in general to the EVRPOA Board of Directors. CJ will write a letter regarding this.

6. Linda Mattern has offered to continue her follow-up on Bette's issue, and the Board decided to see if she has completed this or not. If not, then other arrangements will be made, as previously noted. This will be decided at the next Board meeting.

7. Jim was thanked by the Board for his work on the EVRPOA website. Jim plans to change the website from a "blog" to a more conventional type, and plans to have this completed this year. In the meantime, Jim will continue to administer the current website.

New Business:

1. CJ is concerned about the EVRPOA accumulating too much money in reserve funds. Numerous suggestions and options were presented and this issue will be tabled to be discussed and decided at a future Board meeting.

2. It was noted that the EVRPOA needs to specify in its dues statements that payment should be made by check, money order or credit card only, not cash (as currently stated). The Board Treasurer will take care of making this change with Platinum.

3. It was agreed to make no change at this time to the EVRPOA dues at \$180.00 per year per property, with a \$20.00 discount for check and money order payments paid by the due date. The Board wants to revisit this at a future meeting to see if the cash discount is effective and working as intended. The Treasurer will research how many owners are using the credit card payments-option.

4. CJ agreed to draft a letter to Platinum Management informing them of the changes to the Board.

5. The Board has agreed to write-off \$7,911.23 to Bad Debt as mentioned during the Annual Meeting. Joe motioned, CJ 2nd, unanimous approval.

6. It was agreed by all Board Members present to keep the EVRPOA Annual Meeting in Show Low, AZ, and in the month of July for 2013. Jim will research EVRPOA's By-Laws to make sure we are in compliance with Annual Meeting requirements.

Jim motioned, Joe 2nd, unanimous approval.

7. It was noted that we need to contact First United regarding all properties they have foreclosed on and have possession of. CJ will draft a letter to send to them requesting this information.

8. Mileage reimbursement for Road Committee members was discussed. One issue was defining routine road checks, and it was agreed to a maximum of 3 times per year for routine checks, and as deemed necessary if issues/emergencies arise. It was agreed to reimburse Members at the current IRS mileage rate in effect at the time of occurrence, with reimbursements scheduled on a quarterly basis. Joe motioned, Chuck 2nd, unanimous approval.

9. It was agreed to seek the services of a new attorney for EVRPOA-related issues to the extent of our attorney-client relationship experienced in the past. CJ will investigate and report back to the Board.

10. It was noted that we may need Platinum Management to provide additional services to EVRPOA as replacement for some of the duties performed by its past President, Linda Mattern. CJ was provided a list of services Platinum offers (by Jim) and will contact them regarding their expanded service. It was also noted that a current EVRPOA property owner has some experience with property management and might be contacted. Additionally, others were mentioned who also have property management experience and may be of some help. These issues will be discussed at the next Board meeting.

11. It was agreed to hold Quarterly Board Meetings with the current members. In the past, these were held infrequently and/or by telephone, and the Board feels that to be inadequate. The meetings are proposed to be held in October, January and April, with the 4th being our Annual Meeting.

Joe motioned, 2nd by Jim, unanimous approval.

CJ will select some dates for these meetings.

Meeting adjourned at 12:53 PM by Joe, Chuck 2nd.

Minutes prepared and submitted by: Secretary James V. Smith