

Elk Valley Ranch

Property Owner's Association

P.O. Box 14198 Tucson, AZ 85732 Phone: (520) 623-2324 Fax: (520) 722-5039

Approved

Board of Directors Meeting Minutes

Monday, July 10, 2017

Platinum Management, Inc.-7225 E Broadway Blvd

The Board of Directors meeting was held telephonically for the Elk Valley Ranch Property Owner's Association on July 10, 2017 at the Platinum Management, Inc. office, located in Tucson, AZ. Grace Fernandez represented Platinum Management.

I. Call to Order & Roll Call

The meeting was called to order at 4:00 pm.

Board members present telephonically:

CJ Hindman-President

James V. Smith-Vice President/Secretary

Michele Clark- Treasurer

II. Call to the Public-Open Forum-None

III. Approval of Minutes of March 15, 2017 Meeting

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

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

IV. Financial Report March, April and May 2017

A motion was made and seconded to approve the March, April and May 2017 financials as submitted (Clark/Smith), motion carried unanimously.

V. Manager's Report

All communication with owners has been made and additional follow up will be made by Ted Newman on Lot 150.

Additionally, a request was received by an owner that suggested the Annual Meeting date be changed from the summer to possibly the spring or fall. There was a discussion over the potential benefit in changing the time frame of

scheduling the meeting in the spring. Current participation is very limited. Perhaps the change in season would allow for participation from the owners.

A motion was made and seconded to change the date of the annual meeting to late April (Clark/Smith), motion carried unanimously.

VI. Old Business

A. Collections-There are a considerable amount of accounts that are past due. The Board was reminded that any accounts with a balance of \$500.00 and more will be sent to collections after all avenues to collect have been legally attempted. The Board had been holding off until the bad debit is dealt with.

B. Bad Debt Write-off-Per AZ State Statute 12-548, due to the statute of limitation on bad debt, Platinum Management, Inc. is advising EVR to write off the amount of \$6920.28.

Moving forward, any additional past due account(s) will be sent to collections, which will be handled by Carpenter Hazlewood (Debt Collection Firm)

Once the bad debt has been written off a new customer balance sheet will be reviewed in order to determine which accounts continue to be in arrears and those accounts with a balance of \$500.00 and higher will be sent to collections.

A motion was made and seconded to write off the balance of \$6920.28 bad debt. (Clark/Smith), motion carried unanimously.

A motion was made and seconded to begin the process of collections on all past due accounts with the balance of \$500.00 and higher. (Clark/Smith), motion carried unanimously.

VII. New Business

A. Status of Board Members- Robert Haskins was removed from the Board of Directors after it was determined that he was **not** a legal property owner. An Action in Writing was signed by all members of the board March 31, 2017 after Mr. Hoskins was unable to provide proof of ownership.

Quorum was not achieved at the Annual Meeting in June. Therefore the current three (3) members on the Board of Directors will continue to volunteer in their current positions and serve another year to ensure all actions are taken to uphold the requirements of the Association.

B. Bylaws-The BOD have requested that Platinum Management research the possibility of amending the Bylaws. Currently the bylaws are antiquated and require updating in order to comply with AZ laws.

VIII. Next Meeting Date

The next meeting is scheduled for October 16, 2017, telephonically at 4pm.

IX. Adjournment

There being no further business, a motion was made and seconded to adjourn at 4:51 pm (Clark/Smith), motion carried unanimously.

Recorded and Submitted By:

Grace Fernandez
For the Elk Valley Ranch POA
Platinum Management Inc.