

**Elk Valley Ranch Property Owner's Association**  
**Board of Directors Meeting**  
**Minutes 07/11/15 – Final (Approved 11/21/15)**  
**Show Low, AZ**

**I. Board of Directors Meeting:** A meeting of the EVRPOA Board of Directors was conducted on July 11, 2015 in Show Low, AZ. The meeting was **called to order** at 10:24 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. 04/11/15 Board Meeting Minutes:**

**Motion:** To approve the minutes from the 04/11/15 Board of Directors Meeting.  
Jim motioned, CJ seconded, unanimous approval: **Motion Passed**

**III. Election of Board Officers:**

The following were recommended and unanimously approved by EVRPOA Board Members to serve as Officers of the Corporation for 2015--2016

CJ Hindman as President  
James V. Smith as Vice-President/Secretary  
Michele Clark as Treasurer  
Kara Granillo Chair of Nominating Committee

**Approved By Acclimation**

**IV. Treasurer's Report:**

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

**ASSETS:**

Wells Fargo Operating	\$ 65,311.95
Wells Fargo Reserve	79,738.21
Wells Fargo CD	<u>21,653.18</u>
Total: Checking/Savings	\$166,703.34
Accounts Receivable	25,514.83
Undeposited Funds	<u>0.00</u>
<b>TOTAL ASSETS</b>	<b><u>\$192,218.17</u></b>

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**LIABILITIES & EQUITY:**

Current & Long-Term Liabilities	\$ 0.00
Equity	
Opening Balance Equity	50,778.12
Retained Earnings	105,113.97
Net Income	<u>36,326.08</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>\$ 192,218.17</u></b>

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

**B. Annual Meeting Notice:**

- i) There were 11 undeliverable Annual Meeting Notices
- ii) 7 were delinquent; 4 were not delinquent
- iii) Those that are delinquent will be referred to Platinum for collection.
- iv) Efforts will be made to get the correct addresses for the 4 who are not delinquent.

**C. Recommendation: Consequence Letter-Lot 067:**

- i) The Board agrees to send a "consequence" letter to the owner of Lot 067 demanding payment of the past-due account.
- ii) The Board agreed to update the lien on Lot 067.

**Motion:** To send a "consequence" letter and update the lien on Lot 067.  
CJ motioned, Jim seconded, unanimous approval: **Motion Passed**

- iii) CJ will speak with EVRPOA's attorney as to how to legally proceed with collecting the past-due amounts from Lot 067.
- iv) Kara will check to see if there is a mortgage on the property.

**D. Delinquent List-\$500.00+**

- i) Michele will update the delinquent list for all accounts with a past-due balance of \$500.00 or more.

**V. Road Committee Report:**

**A. Road Committee Report:**

- i) There was a formal road committee report (from Ted Newman), but it was noted that the report needed considerable editing and formatting. CJ will update and send the revised report to both the members of the Board and to Ted.

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ii) CJ reminded the Board that EVRPOA owns a culvert which can be used if needed for future road repairs.

**VI. Old Business:**

**A. Website Update:**

- i) The Board decided that we do 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 ASAP, as Network Solutions has notified Jim that the WordPress template we are using is obsolete and must be updated.
- 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.

**VII: New Business:**

**A. Board of Directors Meeting October 10, 2015:**

- i) The next Board of Directors meeting will tentatively take place on Saturday, October 10, 2015 at Licano’s Restaurant in Show Low, AZ.

**VIII: Other Business:**

There was no Other Business.

**IX: Meeting adjourned at 10:57 AM**

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