

Board of Directors Meeting 07-26-14 Minutes (Approved 10/25/14)

I. Board of Directors Meeting: A meeting of the EVRPOA Board of Directors was conducted on July 26, 2014 in Show Low, AZ. The meeting was **called to order** at 11:22 AM by CJ Hindman.

The following Members were present:

CJ Hindman – President

James V. Smith – Secretary

Michele Clark – Member

The following Property Owners were present:

Joe Hindman (Resigned as Treasurer)

Don & Connie Heard

Quorum Present: Yes

Note: The Board formally thanked Joe Hindman for his years of service to the EVRPOA and CJ presented him with a plaque. Thanks Joe!

II. 04/26/14 Board Meeting Minutes:

Motion to approve the minutes from the 04/26/14 Board of Directors Meeting. Jim motioned, Michele seconded, unanimous approval: **Motion Passed**

III. Election of Officers:

The following were recommended and unanimously approved by EVRPOA Board Members to serve as Officers of the Corporation for 2014-2015:

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

James V. Smith as Vice-President/Secretary (Nominated by CJ, 2nd by Michele)

Michele Clark as Treasurer (Nominated by CJ, 2nd by Jim)

III. Treasurer's Report:

The Board agreed to accept the Treasurer's Report as presented at the EVRPOA annual Meeting of July 26, 2014. It was noted that the May 2014 Balance Sheet was missing legal charge expenses.

IV. Road Committee Report:

A. Road Committee Report:

i) Joe Hindman (Road Committee Chair) stated that we need to get an estimate on road repairs and suggested Perkins Cinder. The Board took his suggestion under advisement.

V. Old Business:

A. Website Update: Jim reported that the website is functioning normally. Some maintenance is also

periodically performed.

B. Architectural Committee:

The Board agreed to table this issue as there was not enough time for rewording of CJ's Rev2 proposal.

C. Status Report of EVRPOA's CCR Voting and Ballot Count:

i) CJ reported at the Annual Meeting that First United is claiming that they have 9 votes per acre for foreclosed property they now own.

ii) The Board agrees to have EVRPOA's attorney inform First United and Richard Preagler that, after researching the law and any other legal proceedings on this subject, it is the Board's opinion that because they are no longer the Declarant and they have not participated in any POA proceedings, meetings, or functions since 2007, they no longer have 9 votes per acre. They do have one vote per acre the same as every other owner.

iii) The consensus of the Board and the property owners present at the 07/26/14 Annual Meeting is to pursue another round of CC&R changes encompassing 1 issue: 1 Vote Per Lot owned rather than based on acreage owned.

iv) The Board has defined a lot as the purchased property that has been recorded with Apache County with a unique property tax ID.

D. Kinder-Morgan Update:

i) The Board has affirmed its earlier decision to let EVRPOA's attorney deal with Kinder-Morgan regarding road use donation previously agreed to be paid to EVRPOA.

The Board has determined that Kinder-Morgan owes EVRPOA \$3,000.00, for 3 wells drilled in 2013,

ii) The Board also determined that it does not matter whether the property owner is "The Rancher" or an EVR property owner as Kinder-Morgan must still use EVRPOA roads to access any of these properties.

iii) It is the understanding of the Board that K-M is drilling one well on EVROA in 2014.

VI: New Business:

A. Board of Directors Meeting October 25, 2014

i) The next Board of Directors meeting will take place on Saturday October 25, 2014 at 11:00AM at Licano's Restaurant in Show Low, AZ. All EVR property owners are welcome to attend the BoD meeting.

B. There was no other new business.

VII: Meeting adjourned at 12:56 PM

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