

**Elk Valley Ranch Property Owner's Association**  
**Board of Directors Meeting**  
**Minutes 11/21/15 – Final (Approved 04/30/16)**  
**Show Low, AZ**

**I. Board of Directors Meeting:** A meeting of the EVRPOA Board of Directors was conducted on November 21, 2015 in Show Low, AZ. The meeting was **called to order** at 11:08 AM by CJ Hindman.

The following Members were present:

CJ Hindman – President  
James V. Smith – Vice President/Secretary  
Kara Granillo – Member

The following Members were not present:

Michele Clark – Treasurer

**Quorum Present: Yes**

Others Present:

Judy Hindman  
Cory Granillo

**II. 07/11/15 Board Meeting Minutes:**

**Motion:** To approve the minutes from the 07/11/15 Board of Directors Meeting.

Jim motioned, CJ seconded, unanimous approval: **Motion Passed**

**A. . Update On Overdue/Arrears Accounts**

- i)** There were 11 undeliverable Annual Meeting Notices
- ii)** 7 were delinquent; 4 were not delinquent
- iii)** Kara will start with Platinum and also check with Apache County for correct addresses of the 4 who were not delinquent. **Approved by Acclimation.**

**III. Treasurer's Report:**

**A. The Board reviewed the current EVRPOA Financial Statements (Oct 2015), as follows:**

**ASSETS:**

Wells Fargo Operating	\$ 61,429.32
Wells Fargo Reserve	79,754.33
Wells Fargo CD	<u>21,661.37</u>
Total: Checking/Savings	\$162,845.02
Accounts Receivable	26,678.26
Undeposited Funds	<u>0.00</u>
<b>TOTAL ASSETS</b>	<b><u><u>\$189,523.28</u></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>33,631.19</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>\$ 189,523.28</u></b>

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

**B. Update On Overdue/Arrears Accounts**

- i) All previously-sent “demand” letters have been received by respective property owners.
- ii) The Board agreed to file liens on Lots 091 and 156.

**Motion:** If the Board has a good address on a delinquent account of more than \$500.00, then the Board will proceed with a lien against the delinquent property owner. No lien will be filed if the delinquent amount is less than \$500.00.  
CJ Motioned, Jim seconded, unanimous approval: **Motion Passed**

iii) Cory suggested that we request the Post Office to give EVRPOA notice of new addresses on all forwarded mailings to property owners (Address Correction Requested). The Board has taken this under advisement.

**C. 2016 Budget/Annual Dues Recommendations:**

- i) Minimum Road Budget of \$25,000.
- ii) Minimum Legal/Accounting Budget of \$10,000.
- iii) Total 2016 Budget: \$45,000
- iv) Minimum EVRPOA Bank Balance: \$100,000
- v) 2016 Dues to remain at \$160 per lot

**Motion:** Acceptance of the above Budget and Dues amounts for 2016.  
Kara motioned, Jim seconded, unanimous approval: **Motion Passed**

**IV. Road Committee Report:**

**A. Major Repairs/Maintenance Performed**

- i) Perkins Cinders is currently repairing and maintaining approx. 34.5 miles of EVR roads, including grading, adding A-B-C material, and rolling of material. CJ was on-site and authorized additional material for and rolling of a Unit 1 road (at an additional expense).

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- ii) It was noted that some roads have never been maintained since they were first “bladed-in”.
- iii) CJ suggested that the roads need prevention (not just grading/repairs) and recommended a “re-crowning” of all EVR roads over the next 4-5 years. The Board has taken this under advisement.
- iv) The Board has agreed to maintain the “rancher’s road” portion of Road 6001 (approx. 5.5 miles-not EVR property) as this is primarily used by EVR property owners.
- v) CJ noted that 2 culverts were needed to be installed (location unknown). EVR owns 1 culvert and will need another (to be installed by Perkin s Cinder?).
- vi) The Board agreed that all future road work requiring new material will be rolled.

**Motion:** Acceptance of the Road Committee Report  
CJ motioned, Kara seconded, unanimous approval: **Motion Passed**

**V. Old Business:**

**A. Website Update:**

- i) An outside administrator was hired to maintain EVRPOA’s website.
- ii) Jim reported that the website interface was completely redesigned, looks great, and is functioning normally
- iii) It was again agreed that a Board member should have website access and editing/posting privileges.

**B. Lot 067 Update:**

- i) EVRPOA’s attorney has filed a lawsuit against the property owner of Lot 67 for past-due amounts, and is awaiting resolution.

**VI. New Business:**

**A. Lot 240 Auction:**

- i) The Board agreed to check with Apache County on the Lot 240 auction, as EVRPOA needs to know who bought it (for pro-rated dues purposes).
- ii) It was noted that EVRPOA needs to be notified whenever EVR property is bought and/or sold. As far as anyone knows, EVRPOA has never in the past been notified when property is bought and/or sold. The Board has taken this under advisement.

**B. Board of Directors Meetings (2):**

- i) The next 2 Board of Directors meetings will tentatively take place on Saturday, January 30, 2016, and Saturday April 23, 2016 at 11:00 AM at Licano’s Restaurant in Show Low, AZ.

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**C. 2016 Annual Meeting:**

- i) The 2016 EVRPOA Annual Meeting will tentatively take place on Saturday, July 9, 2016 at the Hampton Inn in Show Low (to be confirmed by Jim).

**VII: Other Business:**

- A. The Board is actively recruiting for a 5<sup>th</sup> Board Member to serve on the Board. The Board is also seeking someone to serve on the road committee (does not need to be a Board Member).

**VIII: Meeting adjourned at 12:29 PM**

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