

Elk Valley Ranch

Property Owner's Association

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Approved

BOD of Directors Meeting Minutes

Saturday, April 28, 2018

Hampton Inn & Suites -1501 E. Woolford

Show Low AZ 85901

The Board of Directors meeting was held in person for the Elk Valley Ranch Property Owner's Association on April 28, 2018, at the Hampton Inn & Suites, located in Show Low, AZ. Alisha Smart represented Platinum Management.

I. Call to Order & Roll Call

The meeting was called to order at 10:38 am.

BOD members present:

CJ Hindman-President

James V. Smith-Vice President/Secretary

Michele Clark- Treasurer

II. Review and Approval of Minutes of February 06, 2018, Meeting

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

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

III. Review January, February & March 2018 Financial Statements

CJ Hindman noted that on December 31st, 2017, the Accounts Receivable was \$20,736.59 and as of March 31st, 2018, it is at \$46,403.19. He asked Alisha to check with Sarah if there is any reason for this significant increase.

Financials were reviewed. The BOD asked Alisha Smart to confirm with Sarah Brady which set of financials should be used – the ones that are mailed to the board members or the ones that are provided to Alisha before the upcoming board meeting.

A motion was made and seconded to accept the January, February & March 2018 financials as submitted (Smith/Hindman), motion carried unanimously.

IV. Manager's Report

Draft minutes created from February 06, 2018, meeting. Postings were submitted to web master. Created and sent (e-mail & mail) April BOD packet to BOD. Agenda and Board Meeting notice information was sent to the webmaster and posted. Prepared and sent out the annual meeting packets. Organized everything for the annual meeting. Corresponded with homeowner that was inquiring regarding address that pertains to her lot. Corresponded with homeowner regarding the annual and regular BOD meeting scheduled for April 28, 2018. Confirmed with accounting department regarding realtor's inquiry into transfer fees when lots are sold. Communications with Accounting, Legal and the BOD regarding collections.

V. Old Business

A. Collections Update- CJ Hindman reviewed the collections report.

- a. Lot # 67 was turned over to Apache County Sheriff for a foreclosure sale. The Sheriff's office will contact our attorney and she will contact the BOD.
- b. The BOD has requested that Carpenter Hazelwood be more thorough with the details updating the status of the lots in collections. The BOD also wants to know why nothing has been done for lots that owe less than \$500? The BOD assumes that the collection process through Platinum starts at 90 days regardless of the amount.
- c. Lot # 81 need update.
- d. Lot # 74 - request a status update.
- e. Lot # 76 - has been closed.
- f. Lots # 207 & # 214 - need a follow-up to get updated.
- g. Lot # 208 – need an update.
- h. Lot # 28 – need an update.
- i. Lot # 40 – shows closed. Michele Clark did point out that the amount of \$1136.34 was written off because of an old owner debt.
- j. Lot # 60 – the update shows address not known, unsure how to proceed.
- k. Lot # 74 – lawsuits were served but no further update.
- l. Lot # 76 – need update.
- m. Lot # 106 – There are current owners; therefore do not want to write off the debt. The BOD wants to know who is watching the balance and is requesting a follow-up. Lot # 126 – notes state not pursuing a lawsuit. CJ Hindman inquired would the next step be to pursue a lien?
- n. Lot # 214 – Does someone think the BOD approved the lawsuit, this is unclear.
- o. Lot # 216 – No update provided. The BOD has asked how much a title report search costs to perform?
- p. Lot # 289 & Lot # 63 – what is next for these, to process liens?

B. CJ Hindman inquired as to why so many homeowners are delinquent on their payments?

James Smith inquired as to what the late fee is that is charged by Platinum?

The BOD wants updates on all accounts with the due amounts over \$500.

C. CCR Review Update – The BOD has asked Platinum to review the current CC&Rs for the community and provide recommendations.

D. Road Report - The road work report was submitted by Ted Newman to CJ Hindman, BOD President. A copy was provided to each BOD member. Most EVR roads were inspected.

- a. Unit 1 – All roads are in good condition in this unit due to rocks being added to cr6510 at the first culvert and grading done in the fall of 2018=7.
- b. Unit 2 – North & South; All roads are in good shape due to lack of rain and snow this winter. The culvert at the junction cr6473 and cr6474 needs to be opened up and marked with posts & reflectors at each end.
- c. Unit 3 – No work is required at this time.

It was submitted to the BOD for a culvert repair at cr6473 & cr6474 to include rip wrap and markers to show the culvert areas – cost approximately \$200 to \$300.

A motion was made and seconded to approve the culver repair (Clark/Smith), motion carried unanimously. Ted Newman will be authorized to do these repairs.

VI. New Business

A. No new business

VII. Call to the Public / Open forum – Homeowner brought up the increase letter regarding assessments going up to \$192 from \$190. The Board stated the assessments will stay at \$192, until further notice.

Homeowner stated that during his time on the BOD, he was on the road committee and it is the HOA's responsibility for the road up to the first Cattle Guard. The BOD will take under advisement.

VIII. Next Meeting Date

The next meeting is scheduled for July 23, 2018, at 4:00 pm to be held telephonically.

IX. Adjournment

There being no further business the meeting was adjourned at 11:33 am.

Recorded and Submitted By:

Alisha Smart
Association Manager
For the Elk Valley Ranch POA
Platinum Management Inc.