

Elk Valley Ranch

Property Owner's Association

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

BOD of Directors Meeting Minutes
Wednesday, March 4, 2020
Platinum Management, Inc.
7225 E. Broadway Blvd, Suite # 140
Tucson, AZ 85710

The Board of Directors meeting for the Elk Valley Ranch Property Owner's Association was held via teleconference on March 4, 2020, at Platinum Management, Inc. Courtney Kabins represented Platinum Management, Inc.

I. Call to Order & Roll Call

The meeting was called to order at 6:41 pm by Courtney Kabins.

BOD members present:

Danielle Brigatti
Don Heard

BOD members absent

Bob Clark

Homeowner Connie Heard called into the meeting.

II. Review and Approval of Board Meeting Minutes, October 24, 2019 and November 13, 2019:

A motion was made and seconded to approve both sets of minutes. (Brigatti/Heard), motion carried unanimously.

The approved minutes for the October 24, 2019 Board Meeting will be submitted in PDF to Jerry Slatter for uploading onto the website. The November 13, 2019 minutes were an Executive Session Board Meeting and will not be published.

III. Review October – December 2019 Financial Statements

Courtney Kabins went over the Total Checking & Savings Balance. Total Receivables, Total Liabilities & Equity were also reviewed. There were no issues to discuss.

A motion was made and seconded to accept the October – December 2019 financials as submitted (Heard/Brigatti); motion carried unanimously.

IV. Manager's Report

Draft minutes created from October 24th and November 13th Board Meetings. Postings were submitted to webmaster. Created and sent (e-mail & mail) March BOD packets to BOD. Agenda and Board Meeting notice information was sent to the webmaster and posted. Communications with Accounting, Legal and the BOD regarding collections. All Board Member directives completed.

V. Old Business

A. Collections Update – the collections report was reviewed. A motion was made, seconded and carried to begin the Foreclosure process on Lot 063 due to non-payment of assessments. The demand letter will be sent (not to exceed \$300.00), but Carpenter Hazlewood must obtain Board approval prior to pulling a title report and composing a foreclosure memo. (Brigatti/Heard)

VI. New Business

B. Road Report/2020 Roadwork- After reviewing the report submitted by Ted Newman, the Board discussed obtaining a proposal for the work from Perkins Cinders. Management will require that the vendor take “before” photos to include in their proposal. Final payment will be dependent on the receipt of “after” photos. Platinum will notify the Board once the proposal and photos have been received. Platinum should also contact Apache County concerning the cattle guard at CR 6001 and cr6480.

C. 2020 Annual Meeting of the Members- the 2020 Annual Meeting of the Members is scheduled for Saturday, June 20th at 9:30am. The meeting will be held at the Hampton Inn & Suites, Show Low. The call for volunteers will be posted to the website the week of March 9th. Official notice of the meeting will be mailed no later than April 24, 2020.

VII. Call to the Public, Open Forum- Nothing to report

VIII. Next Meeting Date

The next meeting date is the Annual Meeting of the Members on Saturday, June 20th, 2020 at 9:30am.

IX. Adjournment

There being no further business the meeting was adjourned at 7:08pm.

Recorded and Submitted by:

Courtney Kabins, CMCA, AMS
Vice President of Operations
Platinum Management, Inc.
For the Elk Valley Ranch POA