

# DRAFT

## Elk Valley Ranch

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# Property Owners Association

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

### EVROA 2021 ANNUAL MEETING MINUTES

Elk Valley Ranch Property Owner's Association Annual Meeting was held on August 7, 2021 in person at The Hampton Inn and Suites – 1501 E Woolford Road, Show Low, AZ 85901.

- I. Call to Order:  
Meeting called to order at 10:00 AM by Courtney Kabins. She welcomed all the property owners present and thanked them for coming.
- II. Proof of Notice:  
Courtney Kabins with Platinum Management, Inc. stated that a meeting notice was sent on June 11, 2021 to all lot owners.
- III. Establishment of Quorum:  
Quorum was established: 40 of 299 lot owners were present in person or via absentee ballot. 16 properties were represented in-person.
- IV. Welcome and Introductions:  
Each owner present gave a brief introduction.
- V. Review of 2020 POA Annual Community Meeting Minutes:  
The 2020 Annual Meeting Minutes were approved. (Delehanty/Chuck, motion carried)
- VI. Report of the Board:
  - a) Nominating Committee Report: The Board functions as the nominating committee. Three candidates were reviewed and approved to be listed on the ballot for the 2021 election of Directors.
  - b) Treasurers Report: The 2019 Financials were reviewed. No significant change to the annual budget.

#### ASSETS:

Wells Fargo Operating	\$116,959.68
Wells Fargo Reserve	\$31,257.41
Wells Fargo CD	<u>\$21,866.42</u>
Total: Checking/Savings	\$170,083.51
Accounts Receivable	<\$36,744.62>

- c) Road Committee Report: Twice per year, Chuck Clark and Lee Plat will conduct a survey on the roads within the community to assess storm damage and other necessary repairs. They will work directly with Pinon Valley Excavating to

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ensure the repairs are completed in a timely manner. Once complete, the road reports and photos will be posted to the website.

d) President's Report: Don Heard, Board President spoke of the following issues:

- Annual assessments and issues with owner delinquency
- The importance of maintaining roads
- CC&R Enforcement

He also gave a summary of items that he would like to see completed in the next year:

- Better road signage
- Better road maps
- Regularly scheduled road maintenance
- Bylaw resolution to extend Board Member terms to two-years
- Better communication

VII. Election of Directors:

Jim Schulte, Lee Plat and Chuck Clark were elected to serve a one-year term on the Board of Directors for the Elk Valley Ranch Property Owners Association. All present agreed to move the slate (Delahanty/Wells, motion carried)

VIII. Open Forum:

The floor was opened to member comment:

- There is a trash problem on some properties
- Information was requested concerning TEP leasing land for a solar array.
- There are abandoned RVs on some lots.
- Owners would like signs posted to help deter people from dumping.
- Can the CC&Rs be amended to allow hunting on the property (Courtney to follow-up with Apache County).

IX. Adjournment:

With no further questions, Courtney Kabins adjourned the community meeting at 10:48 am.

Respectfully submitted,

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