

# 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 2019 ANNUAL MEETING MINUTES

Elk Valley Ranch Property Owner's Association Annual Meeting was held on July 13, 2019 at the Holiday Inn Express, 151 West Deuce of Clubs, Show Low, AZ 85901.

- I. Call to Order:  
Meeting called to order at 9:30 AM by CJ Hindman. He 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 out on June 5<sup>th</sup>, 2019 to all lot owners.
- III. Establishment of Quorum:  
Quorum was established: 44 of 299 lot owners were present in person or via absentee ballot. 11 properties were represented in-person.
- IV. Welcome and Introductions:  
Each owner present gave a brief introduction. Owners Linda Mattern and Charles Clark volunteered to oversee ballot tallying.
- V. Review of 2018 POA Annual Community Meeting Minutes:  
The 2018 Annual Meeting Minutes were approved. (Mattern/Heard, motion carried)
- VI. Report of the Board:
  - a) Nominating Committee Report: The Board functions as the nominating committee. Four candidates were reviewed and approved to be listed on the ballot for the 2019 election of Directors.
  - b) Treasurer's Report: The 2018 Financials were reviewed. No significant change to the annual budget.

### ASSETS:

Wells Fargo Operating	\$52,545.84
Wells Fargo Reserve	\$31,240.43
Wells Fargo CD	<u>\$21,780.80</u>
Total: Checking/Savings	\$105,567.07

Accounts Receivable

<\$19,421.40>

No questions were asked regarding this report.

- c) Road Committee Report: Twice per year Ted Newman surveys all roads within the POA. These reports are available upon request. A summary was given that included the following information:
  - Monsoon repairs are top priority, followed by regular maintenance.
  - Most roads have no crowning
  - Started with Unit 1, currently working on Units 2 and 3
  - Significant damage was caused to the roads this winter
  
- d) President's Report: CJ Hindman, Board President spoke of the following issues:
  - Annual assessments and issues with owner delinquency
  - The importance of maintaining roads
  - CC&R Enforcement

In addition, Mr. Hindman thanked current and past Directors for their service on the Board.

VII. Election of Directors:

Danielle Brigati, Robert Clark and Donald Heard were elected to serve a one-year term on the Board of Directors for the Elk Valley Ranch Property Owners Association.

VIII. Open Forum:

The floor was opened to member comment:

There is a trash problem on some properties  
Owners would like to see “before” and “after” pictures for the roadwork being done

IX. Adjournment:

With no further questions CJ adjourned the community meeting at 10:02 am.

Respectfully submitted,

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