

Elk Valley Ranch

Property Owners Association

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EVROA 2020 ANNUAL MEETING MINUTES

Elk Valley Ranch Property Owner's Association Annual Meeting was held on June 20, 2020 via Zoom.

- I. Call to Order:
Meeting called to order at 9:30 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 out on June 1st, 2020 to all lot owners.
- III. Establishment of Quorum:
Quorum was established: 30 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.
- V. Review of 2019 POA Annual Community Meeting Minutes:
The 2019 Annual Meeting Minutes were approved. (Brigatti/Clark, 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 2020 election of Directors.
 - b) Treasurer's Report: The 2019 Financials were reviewed. No significant change to the annual budget.

ASSETS:

Wells Fargo Operating	\$46,732.74
Wells Fargo Reserve	\$31,248.31
Wells Fargo CD	<u>\$21,800.86</u>
Total: Checking/Savings	\$99,781.91
Accounts Receivable	<\$32,260.13>

- 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:
 - Pinon Valley Excavating has been selected to complete the work specified in the road report for April 2020.

- Before and after pictures will be taken.
 - Upon commencement of the work, a weekly report with the before and after 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

VII. Election of Directors:

Danielle Brigati, Chuck 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. All present agreed to move the slate (Delahanty/Peeples, motion carried)

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

Owners would like to have road reports posted to the website during the work and would like a loose schedule of work.

Owners would like to know if there will be any road closures during the work.

There are abandoned RVs on some lots.

Owners would like signs posted to help deter people from dumping.

There was a question whether the Association can work with the local sheriff to schedule an inmate clean-up.

IX. Adjournment:

With no further questions Courtney Kabins 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