

**Elk Valley Ranch Property Owner's Association**  
**Board of Directors Meeting**  
**Minutes 04/30/16**  
**Show Low, AZ**

**I. Board of Directors Meeting:** A meeting of the EVRPOA Board of Directors was conducted on April 30, 2016 in Show Low, AZ. The meeting was **called to order** at 11:07 AM by CJ Hindman.

The following Members were present:

CJ Hindman – President  
James V. Smith – Vice President/Secretary  
Michele Clark – Treasurer

The following Members were not present:

Kara Granillo – Member

**Quorum Present: Yes**

Others Present:

None

**II. 11/21/15 Board Meeting Minutes:**

**Motion:** To approve the minutes from the 11/21/15 Board of Directors Meeting.  
Michele motioned, CJ seconded, unanimous approval: **Motion Passed**

**III. Treasurer's Report:**

**A. The Board reviewed the current EVRPOA Financial Statements (March 2016), as follows:**

**ASSETS:**

Wells Fargo Operating	\$ 95,376.22
Wells Fargo Reserve	31,189.72
Wells Fargo CD	<u>21,672.23</u>
Total: Checking/Savings	\$148,238.17
Accounts Receivable	38,210.13
Undeposited Funds	<u>370.00</u>
<b>TOTAL ASSETS</b>	<b><u>\$186,818.30</u></b>

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**LIABILITIES & EQUITY:**

Current & Long-Term Liabilities	\$ 0.00
Equity	
Opening Balance Equity	50,778.12
Retained Earnings	116,194.38
Net Income	<u>19,845.80</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>\$ 186,818.30</u></b>

Note: The Treasurer's Report was accepted by the Board by acclamation.

**B. Update On Overdue/Arrears Accounts**

i) Michelle's list of overdue/in-arrears accounts was reviewed. It was noted that on March 28, 2016, Jim confirmed Platinum's request to send all properly-notified overdue accounts (>\$500.00) to EVRPOA's attorney for the filing of liens.

ii) After liens have been filed, the Board will then consider whether or not to foreclose on said properties and put them up for sale (APSO auction). The minimum amount of the opening bid of the sale will cover all past-due dues, late fees, lien filing fees, attorney fees, auction fees, etc

**Motion:** As per our existing policy, grant authority for the Treasurer to file a lien (without additional Board approval) on any delinquent account of more than \$500.00.

CJ Motioned, Michele seconded, unanimous approval: **Motion Passed**

**IV. Road Committee Report:**

**A. Major Repairs/Maintenance Performed**

i) Perkins Cinders has completed maintenance on approx. 34.5 miles of EVR roads, including grading, adding A-B-C material,.

ii) The Board addressed the road problem regarding Lots 65 & 66 in Unit 2. A road was cut on the north property line of Lots 65 & 66 approx. 6 years ago, but has not been maintained.

**Motion:** To approve, as soon as possible, Perkins Cinder to grade the existing road on the north property line of Lot 66 to provide access to Lot 65.

CJ Motioned, Michele seconded, unanimous approval: **Motion Passed**

iii) **Motion:** To maintain the "rancher's road" portion of Road 6001 (approx. 2.5 miles-not EVR property) as this is primarily used by EVR property owners. This is defined as the portion of 6001 Road from the "cattle guard" to the EVR property line.

CJ Motioned, Michelle seconded, unanimous approval: **Motion Passed**

iv) CJ suggested that the roads need prevention (not just grading/repairs) and recommended a "crowning" of all EVR roads over the next 4-5 years. In addition,

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all roads also need to be “rolled” after grading, and the roads need to be moist for optimal grading/rolling (either by rain or water trucks). These steps will result in a short term increase of the road maintenance/repair costs. But, in the long run will reduce annual maintenance costs plus provide a better road surface.

**Motion:** Acceptance of the Road Committee Report  
Jim motioned, Michelle seconded, unanimous approval: **Motion Passed**

**V. Old Business:**

**A. Website Update:**

- i) Jim reported that the website interface was completely redesigned, looks great, and is functioning normally
- ii) Jim again noted that a Board member should have website access and editing/posting privileges.

**B. Lot 067 Update:**

- i) The payment agreement was signed and the April 2016 payment was received on time.

**VI: New Business:**

**A. Lot 240 Auction:**

- i) CJ will contact Kara regarding this issue.
- ii) It was again noted that EVRPOA needs to be notified whenever EVR property is bought and/or sold.

**B. 2016 Annual Meeting:**

The 2016 EVRPOA Annual Meeting will take place at 0930 on Saturday, July 9, 2016 at the Hampton Inn in Show Low (to be re-confirmed by Jim). The Annual Meeting materials will be mailed and posted on the EVRPOA website no later than June 01, 2016 (with all materials submitted to Platinum by May 25, 2016).

**C. Board of Directors Meetings:**

The next Board of Directors meetings will take place on Saturday, July 09, 2016, shortly after the EVRPOA Annual Meeting.

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**VII: Other Business:**

**A. New Board Member – Call For Volunteers:**

The Board is actively recruiting for a 5<sup>th</sup> Board Member to serve on the Board. It was decided that an initial Call For Volunteers would be posted on the website as soon as possible. Additionally, a paper copy will be included in the Annual Meeting mailing in June, 2016.

**B. EVRPOA Signs:**

CJ noted that many of the EVRPOA signs are in need of replacement. Jim agreed to find the information regarding the past purchasing and installation of the EVRPOA. It was also noted that 1 sign was installed in the wrong place and will need to be moved.

**VIII: Meeting adjourned at 12:16 PM**

### Minutes prepared and submitted by: Vice President/Secretary James V. Smith