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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 Tuesday, September 14, 2021 Via Zoom

The Board of Directors meeting for the Elk Valley Ranch Property Owner's Association was held via Zoom on September 14, 2021. Courtney Kabins represented Platinum Management, Inc.

I. Call to Order & Roll Call

The meeting was called to order at 5:30 pm by Courtney Kabins.

BOD members present:

- Jim Schulte
- Chuck Clark
- Lee Plat

Homeowners: a number of property owners attended the meeting.

II. Appointment of Officers

The following Officer positions were appointed for a term of one-year:

- Jim Schulte- President (Clark/Plat, motion carried)
- Chuck Clark- Vice President (Schulte/Plat, motion carried)
- Lee Plat- Secretary/Treasurer (Schulte/Clark, motion carried)

III. Review and Approval of Board Meeting Minutes, March 31, 2021:

A motion was made and seconded to approve the open meeting minutes. (Schulte/Clark), motion carried unanimously.

The approved minutes will be submitted in PDF to Jerry Slatter for uploading onto the website.

IV. Review March - July 2021 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.

V. Manager's Report

Draft minutes created for the March 2021 Board Meeting and the 2021 Annual Meeting. Postings were submitted to webmaster. Created and sent September BOD packets to BOD. Agenda and

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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.

VI. Road Report- Chuck Clark

Chuck Clark informed members present that the cost of roadwork will be \$235/mile (edge-to-edge). In addition, three streets were added for repairs (6460, 6461 and 6462). A culvert will also be installed to relieve flooding near lots 199, 200 and 201 (at the intersection of 6476 and 6475 on the western edge of Unit II.

VII. Old Business

A. **Bylaw Amendment** – the Board approved the verbiage for the proposed Bylaw amendment increasing Board Member terms to two-years. The proposed amendment will be sent via email blast. (Schulte/Clark, motion carried)

VIII. New Business

A. **2022 Draft Operating Budget-** Courtney will make a number of changes to the budget and will send to the Board for review. The budget will then be reviewed and approved at the November 9, 2021 Board Meeting.

B. **Property Inspections-** tabled.

C. **Community Signage-** the Board will send Courtney specs for new signs in the community and she will obtain proposals. Chuck Clark will contact the county regarding replacement of county owned signs.

D. **Excavation Company-** a meeting will be set with Rick Pearce (owner of Pinon Valley Excavating) to discuss the plan for future roadwork. Courtney and the Board will be in-attendance.

IX. **Call to the Public, Open Forum-** The floor was opened to owner comment.

X. Next Meeting Date

The next meeting will be held on November 9, 2021 at 5:30pm.

XI. Adjournment

There being no further business the meeting was adjourned at 6:20 pm.

Recorded and Submitted by:

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