

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
Monday, May 13, 2019
Platinum Management, Inc.
7225 E. Broadway Blvd, Suite # 140
Tucson, AZ 85710

The Board of Directors meeting for the Elk Valley Ranch Property Owner's Association was held via teleconference on May 13, 2019, at Platinum Management, Inc. Courtney Kabins represented Platinum Management, Inc.

I. Call to Order & Roll Call

The meeting was called to order at 4:01 pm by Board President CJ Hindman. Mr. Hindman reminded all persons who might call-in and are not on the Board, that they must wait to speak until the 'open forum' at the end of the agenda, or after a motion has been made and the Chair calls for comments.

BOD members present:

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

No property owners called in for this meeting.

II. Review and Approval of Board Meeting Minutes, February 11, 2019

A motion was made and seconded to approve the minutes as presented (Smith/Clark), motion carried unanimously.

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

III. Review January - April 2019 Financial Statements

Michele Clark went over the Total Checking & Savings Balance. Total Receivables, Total Liabilities & Equity were also reviewed. There were no issues to discuss.

A motion was made and seconded to accept the January – April 2019 financials as submitted (Clark/Smith); motion carried unanimously.

IV. Manager's Report

Draft minutes created from February 11th meeting. Postings were submitted to web master. Created and sent (e-mail & mail) May BOD packets to BOD. Agenda and 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.

V. Old Business

A. Road Report- CJ Hindman gave the road report. An emergency meeting was not needed to discuss the roadwork as was originally stated in the February 2019 Board Meeting minutes. The remaining road work was completed successfully and without delay. Perkins Cinders was paid the remaining balance owed (\$11,368.32). The roads will be inspected following monsoon season to determine if additional work is needed.

B. Collections Update – the collections report was reviewed.

- a. CJ Hindman noted that the graph on page one of the collections report should include all delinquent accounts whether they are active or inactive. In addition, Platinum should always be sure to send the graph in color to allow for proper review.
- b. Lot # 074— The BOD reviewed the information in the packet concerning this account. Carpenter Hazelwood can no longer pursue this account under the 'Homeowner Pays' program and recommended the Board consider pursuing foreclosure.

Michelle Clark motioned to move forward with the Pre-Lawsuit phase presuming that the property taxes are paid current. James Smith seconded; motion carried unanimously.

VI. New Business- Nothing to report

VII. Call to the Public, Open Forum- Nothing to report

VIII. Next Meeting Date

The next meeting scheduled is the Annual Meeting of the Members. The meeting will be held on July 13, 2019 at the Holiday Inn Express (Show Low, AZ). Sign-in will begin at 9:00am and the meeting will commence at 9:30am.

IX. Adjournment

There being no further business the meeting was adjourned at 4:38 pm.

Recorded and Submitted by:

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