

Elkhorn Ridge Owners' Association Board of Directors Meeting

Thursday, April 11, 2024 4 p.m.
CAMCO Office 40165 Truckee Airport Road #304
Meeting URL: <https://anymeeting.com/lduelrqpmlqoqp>
Optional Dial-In Number: 206-331-4836
PIN: 612-4753#

Directors Present: Kevin Doiron, Shawn Bratcher, Lauren Baker, Dave Gove, and Kevin McKechnie

Others Present: Liza Smith, Kelly Wood, Todd Killian, and Kim Sperlin – CAMCO

Call to Order

The meeting was called to order at 4:04 p.m.

Owner Comments

Any lot owner may address the Board on any Association related topic not included as an Agenda item below

Kelly Wood introduced herself and informed that she is interested in helping with architectural review. The discussion continued later in the meeting.

Liza Smith inquired about updating the website. Additionally, she added that she agrees with the boat parking proposal that was brought up at the previous meeting. Updates on both were provided later in the meeting.

Approval of Minutes

January 25, 2024 Board of Directors meeting

Kevin M moved to approve the minutes. Shawn seconded and the motion carried unanimously.

Financial Reports

Review February financials

Kim presented the February financials for the Board to review.

Review and approve reserve study

The study was updated following the last meeting. Kevin M moved to approve the study. Shawn seconded and the motion carried unanimously.

Maintenance Reports – Common Area

Monument signs & easements

Kim informed that she had not heard from lot 66 in some time since the previous meeting. A couple of weeks ago, she was informed that the trustee was being changed and was provided with a new contact. She is working with this contact to organize a mobile notary to their Roseville office. It was asked of Kim to obtain a new proposal from YESCO for the signs when close to finished with the easements.

Kim noted that the maps to be included were not surveyed or plotted. She inquired with the Town if they participated in determining the locations but was informed that they were not. The signs should just be placed outside of the road right of way on private property, which is the reason for the easement agreements.

Lot signs

Kevin Doiron suggested the Association get a dumpster on site for all old signs to be thrown out. Lauren informed that she could drop all signs at the dump as well. The Board agreed to coordinate a cleanup day and have a trailer on site for all trash to be deposited into.

Firewise

Kim sent a solicitation to the membership but nobody volunteered for the committee. Kevin Doiron attended the last meeting but is not able to continue. From the previous meeting, he reported that the lead is working on a fuel reduction report, noting an area in Elkhorn Ridge will need work. For now, Kim will inform the Board of every meeting to see if anyone is available. Kelly Wood also volunteered to attend if she's available.

Revenue neutrality

Kim informed that the Town is currently working on calculating the property taxes. The project should be moving along, and Kim informed that the next steps will include the Town's review of the roads and road right of ways. The Town will provide a report and the Board and Kim will work to comply with all items. Once compliance is achieved, the Town will sign off and an agreement will be recorded.

Architectural Review Committee

Report

Shawn reported that there are 2 properties approved and/or building and one property in the submittal process.

Fencing amendment – setbacks

The Board is still working on the language updates. This item was tabled to the next meeting.

Appoint members

Kelly Wood volunteered to serve on the Architectural Review Committee. Shawn moved to appoint Kelly Wood to the committee. Kevin Doiron seconded, and the motion carried unanimously. The Board's final goal is to move away from Jack Bridge, whether that's a local consultant or member volunteers. Discussions will continue at the next meeting.

Old Business

Governing document restatements

Kim sent an updated letter to those members that had not voted but were also owners of record at the time of the vote. The letter provided background information of the original vote. The package included the original summary of changes and the ballot. So far, 9 additional ballots have been received, putting the total at 27. Quorum is 34 so the Board will continue to collect ballots.

Website

Lauren has been great at making contact with prior management. All information has been provided to transfer the website. Since she is an accountant, the prior manager should be able to make the transfer once tax season is over. Kim will update the website as soon as possible.

New BusinessTruckee Day/Cleanup

Kim did not get any information before the meeting from Keep Truckee Green on a separate booth for cleanup day. The Board decided to schedule their own Association cleanup day on the same day, the first Saturday of June. CAMCO will provide a trailer for all cleanup items.

Set Date for Next Meeting

The next meeting was scheduled for Tuesday, July 9 at 4 p.m.

Adjournment

There being no further business the meeting was adjourned 5:11 p.m.

Executive Session

No executive session was held.

Prepared by,

Kimberly Sperlin
Property Manager