

Elkhorn Ridge Owners' Association Board of Directors Meeting

Thursday, January 25, 2024 3 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: Lauren Baker, Dave Gove, Shawn Bratcher, Kevin Doiron, and Kevin McKechnie

Others Present: Kim Sperlin – CAMCO

Call to Order

The meeting was called to order at 3:04 p.m.

Election of Officers

It was moved, seconded, and passed unanimously to elect officers as follows:

President	Kevin Doiron
Vice President	Shawn Bratcher
Treasurer	Lauren Baker
Secretary	Kevin McKechnie
Director at Large	Dave Gove

Kim will update the signature card with Plumas Bank.

Owner Comments

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

No comments were made.

Approval of Minutes

October 12, 2023 Board of Directors meeting

October 12, 2023 executive session meeting

October 26, 2023 annual membership meeting

Shawn moved to accept all minutes as presented. Kevin McKechnie seconded, and the motion carried unanimously.

Financial Reports

Review December financials

Kim presented the December financials for the Board to review.

Taxes

Kim inquired if the Association has a preferred accountant that handles tax returns. The Board did not have any so Kim will proceed with a local option that handles other HOA properties.

Review and approve reserve study

Resource1 Building Consultants provided an updated site visit reserve study, noting the Association is currently adequately funded. Lauren noted a couple numerical errors that need to be updated so this item was tabled to the next meeting.

Maintenance Reports – Common Area

Monument signs & easements

Kim reported that the easement agreement for lot 14 has been sent to the County for recording. She added that communications were getting through with lot 66 and expects to have a signed document soon.

Kevin Doiron inquired about removing abandoned signs on owner properties. He will provide Kim with a list of these properties, and she will contact each giving the option to remove the signs or the Association will remove them. The Board also discussed trying to organize a cleanup day.

Firewise

No updates to report.

Revenue neutrality

It was confirmed that Kim can proceed with beginning the process for the Town to take over the roads.

Architectural Review Committee

Report

The Board discussed the expenses for the hired consultant and how to mitigate the costs. The suggested options were to discuss the expenses with the consultant as well as looking into local options rather than the one hired from Portola. To start, Kim will organize a meeting with the consultant and the Board.

Fencing updates – setbacks: Approve amendment

The amendment to fencing requiring all to stay within setbacks was sent to the membership and a few comments were received. Most of the comments seemed to be more in favor of eliminating fences altogether. Additionally, one comment informed that the guidelines state setbacks should follow local regulations, but local regulations don't have setbacks for fences. During review of these comments and the entire section, the Board agreed that the entire fencing section could use some more updates than this first proposal. This item was tabled for the Board to make updates and review at the next meeting.

Appoint members

No members have volunteered to serve on the committee.

Old Business

Governing document restatements

Kim reported reviewing the documents that were sent out and asked to clarify a few items before sending to owners again. There were a few proposed changes to confirm with the Board, including rental restrictions. It was agreed that all can remain. Kim was instructed to send out a new cover letter and solicit votes from those who have not voted yet.

Website

Kim reported that the website has not gone down so she has not been able to access it still. Kim and the Board will try to reach Joleen again. If there is no progress, the Board will consider creating a new website. Kevin Doiron will investigate new website options for the Board to review at the next meeting.

New Business

Lauren informed that she and other owners are interested in amending the CC&Rs to allow seasonal boat storage from May to September. Kevin Doiron informed that he discussed this with his immediate neighbors as well, learning that most are okay with the option. There was discussion about this option and it possibly leading to more storage requests that could minimize the aesthetic appeal of the community. At this time, the Board will continue the governing documents restatements ballot and continue this discussion for a possible future amendment.

Set Date for Next Meeting

The next meeting was scheduled for Thursday, April 11 at 4 p.m. via video/telephone conference with an in-person option at the CAMCO office.

Adjournment

There being no further business the meeting was adjourned at 4:51 p.m.

Executive Session

No executive session was held.

Respectfully submitted,

Kevin McKechnie
Secretary

Prepared by,

Kimberly Sperlin
Property Manager