

Elkhorn Ridge Owners' Association Board of Directors Meeting

Tuesday, October 22, 2024 4 p.m.
Truckee Airport Community Room A 10356 Truckee Airport Road
Meeting URL: <https://anymeeting.com/lduelrqpm1qoqp>
Optional Dial-In Number: 206-331-4836
PIN: 612-4753#

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

Directors Absent: Dave Gove

Others Present: Jan Gall and Kim Sperlin – CAMCO

Call to Order

The meeting was called to order at 4:05 p.m.

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

July 9, 2024 Board of Directors meeting

July 19, 2024 executive session Board of Directors meeting

It was reported that the Board approved to adhere to the fine schedule for a construction violation at the executive session meeting. Kevin McKechnie moved to approve both minutes as presented. Kevin Doiron seconded, and the motion carried unanimously.

Financial Reports

Review August 2024 financials

Kim presented the August financials for the Board to review. It was agreed to continue to send statements to the delinquent accounts. Kim will have an ACH (autopay) option available to owners soon, hopefully by the end of the year.

Maintenance Reports – Common Area

Monument signs & easements

It was asked of Kim to obtain the notarized easement agreement from lot 66 again as it was misplaced. The Board discussed the signage and it was confirmed that the current proposal option from Yesco was the best option approved by the Board a few years ago.

Firewise

Owner Kelly Wood attended the Firewise meeting and will have a report for the Board to review of what was discussed. Kim provided the Board with the grant application report from forester Bill Houdyschell that was done for the Glenshire Firewise. Bill informed that if approved, the Association's will have to match 25% of the estimated cost for the defensible space work. The Board agreed to consider this match when the time approaches as no timelines or additional information is currently known.

Revenue neutrality – review & approve estimates

Kim provided estimates to the Board from vendors she has used prior that are familiar with the Town's requirements. The estimates were from Hall Tree for roadside tree work, from Waters' Vacuum Truck Service for cleaning the drains, and from SNC for crack fill and slurry seal work. Kevin M commented that SNC may be able to help the Association comply with the TDPUD water valve

request as well so Kim will inquire. After discussion confirming that the work should take place in the spring, Kevin Doiron moved to approve all estimates pending SNC's information about the valves which may change the estimate. Lauren seconded, and the motion carried unanimously.

Architectural Review Committee

Report

Kim reported on lots under construction and in the review process. The Board discussed the lot 29 updated plans received. Since this is a legal matter, the ARC recommended approval of the plans to the Board. The Board agreed and will inform legal that the matter is closed. It was agreed that the Board will not consider a request to forgive the accrued fines.

Guidelines updates

The current ARC members are working on updates to the guidelines and application. They will provide drafts to the Board when available.

Appoint members

This is a standing item but no additional members have volunteered yet.

Old Business

CC&R Amendments & appoint CC&R committee members

Kevin Doiron finished drafting the letter to send to the membership informing of the dropped CC&R amendment vote and soliciting for committee members. He will provide to the Board for a final review and Kim will send.

Website

Kim reported she learned from GoDaddy that the hosting information for the site was never transferred, and it expires after a certain amount of time if cancelled. Since the site has been done for some time, it is not recoverable. It was recommended to build a new site if the Board still wants a website. The Association still owns the domain name. The Board will research some website options to consider.

New Business

Review and approve 2025 budget

Kim presented the Board with two budget options, varying by assessments. It was noted that the hired ARC consultant is looking to step away at the new year. After discussion, Kevin McKechnie moved to approve the budget with no change in assessments and a lower ARC expense to balance the budget. Kevin Doiron seconded, and the motion carried unanimously.

Set Date for Next Meeting

The next meeting was scheduled for Tuesday, January 14 at 4 p.m. via video/telephone conference.

Adjournment

There being no further business the meeting was adjourned at 5:06 p.m.

Executive Session

No executive session was held.

Prepared by,

Kimberly Sperlin
Property Manager