

Elkhorn Ridge Owners' Association Board of Directors Meeting

Wednesday, April 9, 2025

4 p.m.

CAMCO Office

40165 Truckee Airport Road #304

And/or video/telephone conference

Meeting URL: <https://anymeeting.com/lduelrqpmllqoqp>

Optional Dial-In Number: 206-331-4836

PIN: 612-4753#

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

Directors Absent: Kevin McKechnie

Others Present: Jane Sheppard, Christy Curtis, Kevin Campion, Nick App, and Kim Sperlin
– CAMCO

Call to Order

The meeting was called to order at 4:02 p.m.

Owner Comments

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

Shawn suggested a general reminder be sent out for the spring/summer season for items such as parking.

Approval of Minutes

January 14, 2025 Board of Directors meeting

Kevin Doiron moved to approve the minutes as presented. Lauren seconded, and the motion carried unanimously.

Financial Reports

Review December 2024 (year-end) financials

Kim reviewed the year-end financials, noting the Association finished with a surplus and ahead of budget. This was estimated and allowed the Board to not increase assessments in 2025.

Delinquent account status

Kim sent certified notices of delinquency (NODs) to owners delinquent more than one quarter. Some have paid the assessments in full and others have ignored the notice and not communicated with CAMCO. Two properties have delinquencies over \$1,000 so the Board discussed collection action. Dave moved to send NODs to two lots and if not paid within 30 days, the lots will be submitted to Allied Trustee Services for collections. Kevin Doiron seconded, and the motion carried unanimously.

Maintenance Reports – Common Area

Monument signs & easements

Kim tried to coordinate the notarized signature with Kevin Doiron but was unable to complete. Kim and Kevin will try again with Porter Simon for the notarized signature.

Firewise/MOU Update/Discussion of a possible special assessment

Glenshire presented an updated Memorandum of Understanding (MOU) to all Firewise partners. Kevin Doiron moved to approve the MOU. Dave seconded, and the motion carried unanimously.

Kim informed the Board that Glenshire is planning to submit a grant application for Measure T funds for defensible space work on all common areas in the Firewise Community. All agreed this needs to happen and will discuss the finances if the grant is awarded. It was noted that the Association has reserve funds it could use. Dave moved to engage with the Firewise grant application. Lauren seconded, and the motion carried unanimously.

Revenue neutrality updates

Kim will follow up with all vendors to confirm scheduling. Once the work is complete, the Town just has to sign off.

Architectural Review Committee

Report

The ARC is currently reviewing plans for lot 63.

Guidelines updates

The ARC has been working on updating the Design Guidelines based on their experience and issues that have arisen for the last year. The edits include screening, bear boxes, materials for fire resistance, and fees. The committee is still working on some of the details and should be able to provide a draft for the Board's review next week. After the Board's review, the Association's attorney will review as well. The Board scheduled a special meeting for Wednesday, April 30, 2025 at 4 p.m. to review and finalize the draft for membership comment.

Appoint members

Still no volunteers.

Old Business

Website

Kevin Doiron commented that the last website option was not great. Kim provided a price estimate for GoDaddy based on another Association's website. Kim was instructed to move forward with setting up the website with GoDaddy.

New Business

Neighborhood get-together

Lauren proposed June 12, 2025 at 5-7 p.m. on the Stamford cul-de-sac. Flyers will be handed out to neighbors.

Set Date for Next Meeting

This will be scheduled at the special meeting.

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