

Elkhorn Ridge Owners' Association Board of Directors Meeting

Tuesday, July 9, 2024 4 p.m.

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

Optional Dial-In Number: 206-331-4836

PIN: 612-4753#

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

Others Present: Scott Bower, 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

Dave Gove commented that there is a dead tree on Courtenay, right in front of the house. Kim informed that the owners already made a comment about it so she will inform them to have it removed.

Approval of Minutes

April 11, 2024 Board of Directors meeting

Dave moved to approve the minutes as presented. Shawn seconded, and the motion carried unanimously.

Financial Reports

Review May financials

Kim presented the May financials for the Board to review.

Maintenance Reports – Common Area

Monument signs & easements

Kim reported that the remaining easement agreement just needs the notarized signature from the Board President, then it will be sent for recording. It was asked of Kim to get an updated quote from Yesco for the monument signs to be ready to go when the easements are recorded.

Lot signs

Kevin reported that all of the old lot signs were cleaned up on the neighborhood cleanup day.

Firewise

Not too much has happened with the Firewise Committee as they are focusing on the Eastern Regional Firewise Coalition. The committee will try to meet 3-4 times per year. The Board and Kelly Wood will continue to be informed of meetings to have an Elkhorn representative present.

Revenue neutrality

Kim received the report from the Town last week containing the list of requirements to achieve revenue neutrality and have the Town take over the roads completely. She will begin obtaining estimates for the Board to review. Dave is contacting TDPUD for the water valve items. Since the Town already provides snow removal, there is no time frame on when the work needs to be completed.

Architectural Review Committee

Report

Shawn reported that 2 lots are in active construction, one of which has not been approved. There is one more finishing construction and another that has approval. Shawn also informed that he is taking a step back from the committee and is taking more of a consulting role. The committee is also working towards taking over reviews and allowing the Association to end the relationship with Jack Bridge by the end of the year. The new members will also provide a write-up to the Board to outline a new direction for the committee. Once ready, the members will present to the Board for further discussion.

Fencing amendment – setbacks

It was reported that the new committee members are working on multiple updates to the guidelines so this item was tabled for that larger discussion.

Appoint members

Owner Katie Benty volunteered to serve on the committee following the last meeting. Kevin Doiron moved to appoint Katie to the committee. Shawn seconded, and the motion carried unanimously.

Bear box variance request

One owner installed a bear box thinking it was required by the Town with their ADU. The Town only requires bear boxes for properties with short-term rentals, which this one is not, so the owner is requesting a variance to keep the bear box in its current location. They have planted landscaping around to shield it from view and it matches the home. It was confirmed that the majority of the committee approved the variance so Kim will notify the owner. The committee will work to change the current language on bear boxes with the other amendments.

Old Business

Governing document restatements

Kim reported that a quorum of ballots has still not been reached. Only 10 additional ballots have been received since sending the second round. The Board discussed whether to keep this vote out or to end it and start new amendment discussions. It was agreed to end the vote since quorum was not achieved for almost 2 years.

Website

Kim reported that the domain was finally transferred to CAMCO, but she has not been able to access the website for editing. She has been receiving conflicting information from the different hosting sites and is still trying to track down how to access. She will continue with GoDaddy, the current domain host.

New Business

CC&R Enforcement/Parking

One property has a couple of cars that have business logos on the vehicles and sometimes park off pavement, typically on gravel. The CC&Rs prohibit commercial vehicles, so the Board discussed possibly allowing these types of vehicles. It was agreed that the Board will continue to enforce the governing document requirements but will review the parking language for changes. Kevin will draft a notice from the Board informing of this and soliciting for members to join a committee to consider future amendments.

Set Date for Next Meeting

The next meeting was scheduled for Tuesday, October 22 at 4 p.m. at the truckee airport conference room with the annual meeting to follow at 5:30 p.m. in the same location.

Adjournment

There being no further business the meeting was adjourned at 5:13 p.m.

Executive Session

No executive session was held.

Prepared by,

Kimberly Sperlin
Property Manager