

Elkhorn Ridge Owners' Association Board of Directors Meeting

Tuesday, April 21, 2026 12 p.m.

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

Optional Dial-In Number: 206-331-4836

PIN: 612-4753#

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

Others Present: Gabriel Legorburu, and Kim Sperlin – CAMCO

Call to Order

The meeting was called to order at 12:02 p.m.

Owner Comments

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

Gabriel inquired if the Association allows chickens. Shawn informed that the Board will confirm the CC&Rs and discuss.

Approval of Minutes

January 13, 2026 Board of Directors meeting

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

Financial Reports

Review February 2026 financials

Kim provided the December financials as the February ones are not available yet. Accounting in the new management software is almost complete, and financials should be available within a week or two.

Delinquent account status

Kim informed of no major delinquencies besides the continual one. The property has received its certificate of occupancy and will hopefully sell soon.

Maintenance Reports – Common Area

Monument signs – Bill Jacks with Stonehenge Signs proposal presentation

Lauren worked with Bill Jacks from Stonehenge Signs to come up with a proposal for boulder monument signs. She reviewed the original intent and the proposal, which includes savings compared to the original design as well as long-term maintenance. The Board discussed the option and all agreed on the boulder design.

Dave also obtained a proposal from a surveyor to confirm the proper locations for the monument signs.

Bill joined the meeting and reviewed the processes for the stones and installation, clarifying their masonry dye at 50-year life expectancy. Bill informed that Stonehenge has a standard 90-day lead time after approval and down payment. Bill also recommended the Board consider accent landscaping to go around the boulders so it looks more natural. After discussion with Bill, Dave

moved to approve the project at a cost not to exceed \$37,500 for staking, boulders, taxes, and any minor contingency items. Kevin Doiron seconded, and the motion carried unanimously.

Firewise

No current updates as the major forestry projects were completed last year.

Revenue neutrality updates

Kim provided a copy of the recorded dedication acceptance from the Town of Truckee. This item is complete and will be removed from future agendas.

Architectural Review Committee

Report

Dave reported that one new home has submitted for approval recently.

Possible application amendment

Dave suggested the Board add a 3D rendering requirement with the application. Dave moved to add to the ARC application checklist a requirement that a 3D model must be included. Shawn seconded, and the motion carried unanimously.

Old Business

Rules & Regulations

Shawn proposed some simple language to clarify CC&R section 4.03 on parking. The Board discussed the differing points and how to best proceed with the current CC&R language. It was suggested to survey the membership to try to better outline the specifics of “regularly” parking and what members are looking for. The Board will work on some questions to survey.

Shawn moved to approve the draft language regarding parking on asphalt only, Dave seconded, and the motion carried 3-2.

New Business

Block party – tentatively May 28

The block party was confirmed for Thursday, May 28, 2026 from 5:30 to 7:30 p.m. Lauren will send out a flyer to the members.

Set Date for Next Meeting

The next meeting was scheduled for Monday, July 13 at 12:30 p.m. via video/telephone conference.

Adjournment

There being no further business the meeting adjourned to executive session at 1:23 p.m.

Executive Session

Owner request related to enforcement action

After the executive session the Board adjourned at 1:33 p.m.

Prepared by,

Kimberly Sperlin
Association Manager