

**AGENDA FOR THE MEETING OF BOARD OF DIRECTORS
ELKHORN RIDGE OWNERS ASSOCIATION**

Tuesday, June 19, 2018 (approved 09-21-18)

1. Call meeting to order

A regular meeting of the Board of Directors for the Elkhorn Ridge Owners Association was held on June 19, 2018 at the Truckee – Donner Parks and Recreation Building beginning at 11:00 a.m. Board members Shawn Bratcher and Jason Belles were present. Sean Olhan, Hans Guntren and Jeanne Reade participated via phone.

a. Added item: Board Officer Appointments

After review, upon motion duly made, seconded and unanimously carried, the Board appointed Hans Guntren to serve as President of the Board; Shawn Bratcher to serve as Secretary, and Jeanne Reade to serve as Treasurer for the period of 1 year.

2. Approve Minutes of the 09/30/16 board meeting (voting item)

After review, upon motion duly made, seconded and carried, the board approved the minutes of the 09/30/16 board meeting as presented.

3. Approve Minutes of the 06/20/17 board meeting (voting item)

After review, upon motion duly made, seconded and carried, the board approved the minutes of the 09/30/16 board meeting as presented.

4. Architectural Control Committee

Scott Bowers reported he has reviewed three very preliminary projects: Lot 18, Lot 8, and a concept for the lot at the corner of Lance and Courtney

5. Financial review

a. Review and approve financial reports for 05/31/18 (voting item)

Joleen Cline presented the P & L and Balance Sheet Reports for the period ending 05/31/18 which were provided to the board via email prior to the meeting.

After review, upon motion duly made, seconded and unanimously carried, the board approved the financial reports as submitted.

6. New Business

a. Road and Drainage Maintenance

The roads were slurry sealed approximately 1 year ago, however, we should inspect and have cracks sealed before wet weather begins.

Scott Bowers reported the culverts appeared to be draining during the last weather event. The open space between 18 and 19 (north of Christy Curtis) should be ripped and the basin should be cleaned. Scott volunteered to get bids for this work.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the expenditure not to exceed \$5,000 for the drainage maintenance.

After review, upon motion duly made, seconded and unanimously carried, the board approved the expenditure not to exceed \$6,000 for crack sealing.

b. Entry Monument Discussion

Jason Belles reported his company owns lot 14, 1 and 66. The other lot that would be a good location for a monument would be Lot 15. Jason reported he is interested in seeing a concept design. The lots are fairly small, so he would want to make sure that anything that is installed would not impede the building envelope or influence opportunities to build on the lot.

Jason reported he would also like for the Association to consider installing a fence between Lot 14 all the way down to 65. He previously heard that the cost to install a fence would be exorbitant, however, the Board could potentially re-visit the idea.

Hans volunteered to work on design options and will share the information with the Board when it is available.

c. Discussion regarding ARC Guidelines and amending the current sq. foot requirement

Joleen reported at least two owners have recently asked about requesting a variance to the minimum square foot requirement. The policy currently states that the minimum is 2500 sq. foot and with an approved variance, 2200 might be considered.

After review, upon motion duly made, seconded and unanimously carried, the board approved updating the minimum square foot requirement to 2200 square feet for all lots.

This change will be included when CC&Rs are amended. Until then, the ACC committee will know that the board would support allowing a minimum of 2200 square feet on any lot, as long as the project plans meet all other criteria.

d. Parking and Driving speed enforcement

The board held a discussion regarding ongoing issues with parking violations and excessive speed throughout the neighborhood.

Hans volunteered to draft a reminder letter to all homeowners regarding HOA rules.

e. Sept 21st - Friday for Annual

The annual meeting has been set for Friday, September 21st at 1:00 at the Truckee-Donner Recreation District.

7. Public Comment

Howard Henn reported the Town of Truckee has lost the soils report that was completed for the Elkhorn Development. The soil is expansive (rich in clay).

Jason Belles reported Black Eagle conducted a soils test for the lots he owns. His company discloses the findings to any perspective buyer. The soils test costs a few thousand dollars for a single lot. The Board held a discussion regarding updating the ARC guidelines to include soils testing and report and also considered liability issues.

Jason Belles asked about vendors providing TV and internet service. Shawn Bratcher reported he uses DSL internet and cell phones (no land line). Sudden Link has lines from Courtney down into Stamford Court, however, it doesn't look like there is a (non-wireless) internet vendor for Winchester. Sudden Link recently sold to Altise. The only other vendor option is AT&T or satellite.

Scott Bowers asked if the community or the Board ever asked about doing a centralized mail box (cluster box arrangement). Joleen will check in with the Post Office and find out what options might be available.

The Board asked Joleen to find out if cluster boxes might be an option in place of home door to door delivery for mail. Several current residents reported they do not receive consistent mail service currently.

7. Adjournment

After review, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 12:25 p.m.