

**MINUTES of the MEETING OF THE BOARD OF DIRECTORS
ELKHORN RIDGE OWNERS ASSOCIATION**

Friday, October 1, 2021 (approved 12/17/2021)

1. Call Board Meeting to Order

A regular meeting of the Board of Directors was held via phone conference on Friday, October 01, 2021. Shawn Bratcher, Jane Sheppard and Kevin McKechnie participated on the call. Shawn Bratcher called the meeting to order at 4:03 p.m. There were 9 association members who also participated on the ZOOM call. Joleen Cline, Manager, served as the recording secretary.

2. Reports

a. Architectural Control Committee Update

Joleen reported we have 12 new projects in different phases of development and construction at this time, in addition to 3 projects that were started in 2019 and are still under construction. In 2020, we had 3 new project starts, and 3 projects that were completed.

b. Financial reports for the period ending 08/31/2021

Joleen provided reports to the Board for the period ending 08/31/2021 prior to the meeting via email.

Joleen reported the Balance in the Operating account on 08/31/2021 was \$29,338.27 and the balance in the Reserve account was 115,119.72. We do not have any significantly delinquent accounts and have received more assessment payments at this time than we had expected.

3. Association Business

a. Approve minutes from the Board meeting

After review, upon motion duly made, seconded and unanimously carried, the minutes of the Board meetings from 08/31/2021 were approved as submitted.

b. Update on Entry Monument Project

Joleen reported both signed easements have been received and sent to Porter Simon for recording. Once the recording is complete, the contract and easement will be forwarded to Yesco.

c. Review and plan to distribute Updated Governing Documents and Ballots

Shawn reported we have been working on these documents for many months. Some final comments were sent to the attorney and the final draft has been provided.

The updates include a rental cap of 25% of the units that can be rented. The documents also set the rental term at 30 days or more.

Kevin asked about construction parking. There have been issues with contractors and parking.

Shawn suggested the following 3 items: 1) All construction trailers must exit the property after equipment and materials are dropped off. All cul-de-sacs will remain open so that members can pass through without having to reverse. Construction materials will not be stored on the roadway. Storage containers will not be stored on the roadway. No storage of equipment, vehicles, trailers, or materials on the paved roadway or neighboring property.

No blocking of driveways, refuse services, fire hydrants, emergency service access, mail delivery, other delivery services.

Construction parking needs to be parallel parking located on only one side of the road.

After review, upon motion duly made, seconded and unanimously carried, the Board moved to make the changes noted above.

The Board discussed the opportunity to adopt a new enforcement policy which allows a quick response and direct path to fines when necessary.

d. Canyon Springs – Truckee Donner Land Trust

Kevin reported there are 290 acres directly behind Elkhorn Ridge that is currently for sale. There are drainages, meadows and trails in that area that Elkhorn Residents enjoy. About a decade ago, there were developers planning for about 200 homes in that area. At the end of Courteney and Winchester behind those cul-de-sacs would be many new homes if Canyon Springs were to move forward. The Land Trust is interested in purchasing the land and keeping it as open space. The land Trust is ready to spend approximately 9 million on the land, and they are looking for donations to make up the difference of 1.7 million and are hoping to raise the funds by December 15.

The Board directed Joleen to ask the association attorney if it would be appropriate for the Association to make a donation for the purchase of the Canyon Springs area.

Kevin reported the Land Trust does some great work in the area. They are working on a legacy trail as well as connectivity to down town.

e. Annual Meeting Plan (October 15, 2021)

Joleen reported Kevin McKechnie and Shawn Bratcher each have another year on the Board. There are 3 volunteers willing to serve on the Board: Lisa Smith, Jane Sheppard, and Peter Beaupre.

The Board reported they would like to have a virtual meeting this year.

f. Added Item: Fire Safe Designation

Jane reported there is a meeting next week for the Fire Safe Council. There is a membership fee of \$340.43 for Elkhorn to remain part of the Glenshire/Devonshire Fire Safe Designation.

The Board directed Joleen to send the membership fee and renew Elkhorn's participation in the Fire Safe Community.

4. Public Comment

The Board discussed the planned monument designs. Kris Vickers asked the Board to re-consider including the statement “A Private Community” underneath the Elkhorn Ridge wording.

Shawn reported he is in favor of the “A Private Community” language on the signs. We have had issues for years with folks using our community as access to the trail head. Jane reported she also likes the designation separating us from Glenshire/Devonshire. Kevin reported he isn’t sure how much traction we will get out of the statement, and it possibly does come across as a little bit pretentious. As we move toward build out, we would expect less and less outside traffic in the neighborhood from members who don’t live in the neighborhood.

Dave Smith reported he feels the sign design is fantastic.

After review, the Board moved to remove the “A Private Community” wording from the planned signs.

Dave Smith reported he lived on Courteney Court, and they are getting ready to build again. He suggested the Board extend leniency with contractors. Many Contractors have very limited room for materials and access to their homes, and several of the lots are very narrow. He reported he would like the Governing Documents to be friendly to contractors.

Kris Vickers reported these issues may need to be considered on a case-by-case basis. Some of the lots do not allow for off street storage.

The Board discussed including language in the CC&Rs that a variance could be requested regarding the parking and storage of materials for special circumstances.

Alexander Humanesky reported he has had several issues with the contractor building next door blocking the road so that garbage was not picked up and deliveries were not made. Consistently there are multiple contractor vehicles, trailers, and materials blocking access to his home. He reported that he appreciates the Board’s efforts to make sure that all neighbors can access their homes and driveways.

Liza Smith reported regarding timeliness of response back from the Board to members. She has had a difficult time getting a response. She reported they are very close to getting a final on their home. She suggested that Board members add contact information to the website.

5. Adjournment

After review, upon motion duly made, seconded and unanimously carried, the Board moved to adjourn at 4:04 p.m.