

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

Thursday, October 29, 2020 (approved 03-16-2021)

1. Call Board Meeting to Order

A regular meeting of the Board of Directors was held via phone conference on Thursday, October 19, 2020. Jason Belles, Jeff Norman, Shawn Bratcher, Jane Sheppard and Kevin McKechnie participated on the call. Shawn Bratcher called the meeting to order at 2:27 p.m. Joleen Cline served as the recording secretary.

2. Appoint Officers for 2020-2021

After review, upon motion duly made, seconded and unanimously carried, the Board appointed Shawn Bratcher to serve as President, Jane Sheppard to serve as Secretary/Treasurer for the period of 1 year.

3. Reports

a. ARC project update

Joleen reported there are four active projects underway.

1) Nick App (10175 Stamford court) is working to finalize his landscape. We expect this project to be wrapped up this summer 2) Ron Wood (10786 Courtenay Lane) has a project under construction 3) Holt (10700 Winchester Ct.) has a project under construction and 4) Roberts has started a new project (10783 Courtenay Lane).

b. Lot Sales update

Joleen reported we have had 15 properties change hands so far this year and several others are in escrow. Jane reported we should expect to see several new construction proposals next year.

c. Financial reports for the period ending 09/30/2020

Joleen provided reports for the period ending 09/30/2020 prior to the meeting via email.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the financial reports for 09/30/2020 as submitted.

d. Governing Document Revision Project Update

Joleen reported she worked with Shawn, Christy, and Jane to provide comment back to the association attorney regarding the CC&R update. A response came back from the attorney 2 days ago and has not yet been reviewed by the committee.

e. ARC Policy Review project update

Joleen reported she worked with Jack Bridge and Steve Roberts on the updated draft which includes a substantial increase to the administrative fee charge for new construction projects, and a smaller increase to the compliance deposit. They also created a pre-construction checklist, and a final inspection checklist. The Association will need to mail the proposed policy to the membership and allow them 30 days to review, before the Board votes to adopt the new policy.

3. Association Business

a. Approve minutes from the Board meeting held 06/03/2020

After review, upon motion duly made, seconded and unanimously carried, the minutes of the Board meeting held on 06/03/2020 were approved as submitted.

b. Approve minutes from the Board meeting held 07/01/2020

After review, upon motion duly made, seconded and unanimously carried, the minutes of the Board meeting held on 07/01/2020 were approved as submitted.

c. Review and Approve Entry Monument Project Bids

Joleen reported we received an incomplete bid from Sandstorm signs out of Quincy, CA. They would only provide the sign and did not have a contractor available to build the stone monument.

The board reviewed the project proposal provided by YesCo out of Reno. Several suggestions were made. Joleen will request an updated bid based on the changes and bring it back to the Board for review.

d. Road and shoulder Maintenance Plan

Joleen reported on the company Whitehawk and Mohawk Meadows used earlier this year to apply pre-emergent to the road shoulders.

The Board discussed hiring a contractor in the Spring to remove saplings and apply pre-emergent to the road shoulders. Joleen will work on getting easement information to confirm authority for this work.

e. Set Schedule for Future Regular Meetings

This item will be addressed in a future board meeting

4. Public Comment

None

5. Adjournment

After review, upon motion duly made, seconded and unanimously carried, the Board moved to adjourn at 4:16 p.m.