

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

Thursday, December 08, 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, December 08, 2020. Shawn Bratcher, Jane Sheppard and Kevin McKechnie participated on the call. Shawn Bratcher called the meeting to order at 4:07 p.m. Joleen Cline, Manager, served as the recording secretary.

2. Reports

a. Financial reports for the period ending 11/30/2020

Joleen provided reports for the period ending 11/30/2020 prior to the meeting via email.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the financial reports for 11/30/2020 as submitted.

b. Membership transfers update

Joleen gave an update on the escrow transfers that had occurred since the last meeting. Approximately 18 properties have changed hands in 2020, and several others are in escrow currently.

3. Association Business

a. Approve minutes from the Board meeting held 10/29/2020 - pending

b. Review and Approve Entry Monument Project Bids

After review, upon motion duly made, seconded and unanimously carried, the Board approved the YESCo bid at a cost not to exceed \$41,433.82 (bid is attached).

c. Approve Budget for 2021

Joleen provided a draft budget to the Board members via email prior to the meeting.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the 2021 Budget as submitted (copy attached).

d. Governing Document Revision Project next steps

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 and was reviewed and returned to the attorney for final draft and another round of review.

e. ARC Policy Review project next steps

Joleen reported an updated policy is very close to being ready for distribution to the membership. A meeting has been schedule in a couple weeks for review and editing, and then the document will be sent to the membership for review and comment.

4. Public Comment

- a. Shawn reported Sudden Link is scheduled to connect his service this week.
- b. A member asked if the association is eligible for funds for open space management from the Towne of Truckee

5. Adjournment

After review, upon motion duly made, seconded and unanimously carried, the Board moved to adjourn at 5:06 p.m.