

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

Friday, March 18, 2022

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1. Call meeting to order

The Regular Board Meeting was held via ZOOM on Friday, March 18, 2022, via ZOOM Teleconference. Shawn Bratcher called the meeting to order at 3:36 p.m. Joleen Cline served as recording secretary.

2. Association Business

a. Approve minutes from the Board meeting held 12/17/2021

After review, upon motion duly made, seconded and unanimously carried, the Board approved the minutes of the 12/17/2021 Board meeting as submitted.

b. Truckee Donner Land Trust request for public access

Kevin Starr from the Truckee Donner Land Trust reported the Land Trust acquired 72 acres which formerly were known as the canyon springs development. They are in the process of acquiring another 200 acres currently. Plans for the property will include some type of meadow and forest restoration. The property will be open to non-motorized day use recreation. The Land Trust would like to partner with Cambridge and Elkhorn for access to the property which would be revocable, and they would indemnify the association for any damage, injury or other liability. The Land Trust plans to expand the parking area which provides access to land trust property, they would provide maps, and potentially install dog waste stations. The Land Trust would also consider building an ADA boardwalk with a picknick area on the Canyon Springs land. They currently have similar agreements with the Town which include indemnification, etc.

After discussion, the Board asked the Land Trust to provide a written agreement that could be presented to the Association's attorney for review.

c. Update on Entry Monument Project

Joleen reported the easement documents had been prepared by the attorney and sent to the two property owners for signature and then recordation.

d. Updated Governing Documents and Ballots

Shaun reported there are several items the Board has asked the attorney to revise before the documents are distributed to the members. We are planning to mail the restated documents to the members for vote as soon as the attorney has completed his part.

e. **Annual Meeting and Board Member Election Discussion**

The Board discussed holding the annual meeting in the fall. They would prefer to have an in-person meeting if it is safe to do so in the Fall.

Joleen reported terms for Kevin and Shawn will expire in October of this year.

3. **Reports**

- a. financial reports for the period ending 12/31/2021 & 02/28/2022
Joleen provided reports for the period ending 12/31/2021 and 02/28/2022 via email prior to the Board meeting.

After review, upon motion duly made, seconded and unanimously carried, the Board approved the financial reports for 12/31/2021 and 02/28/2022 as submitted.

b. **Discussion regarding ARC committee, recruitment, and policy**

Shawn reported we currently have about a dozen construction projects in various stages of development. For the past several years, the ARC committee has been a committee of one (himself) with assistance from an outside contractor. We would like to have more participation with plan review and construction oversight, and he would welcome a conversation with anyone interested.

c. **Discussion regarding association management and responsibilities**

Liza asked if the Board might consider hiring someone to manage the ARC projects, she knows that has been useful in the past for other associations. Greys Crossing and Old Greenwood have someone committed.

Peter reported he would be willing to work on that item. Liza also reported she would be willing to help with this item.

4. **Public Comment**

John Chamberlain reported the ARC sounds like they are wanting to make some changes. He reported he would like the ARC to be changed and expanded. He feels that what we have now is inconsistent, incompetent and untrustworthy.

Chris Vickers reported he would like to have draft minutes posted to the website shortly after each Board meeting. Jane Shepard volunteered to proofread the draft minutes.

Town Road Dedication.

Peter Beaupre reported he checked with the Town and based on the estimate of miles of road Elkhorn currently has (.69 miles) this would equate to \$242,000 of tax revenue needed for the Town to take responsibility for the roads within Elkhorn Ridge. He believes the Elkhorn Association will meet the tax revenue needed with the 2022 taxes assessments. Peter reported he would go over this information with Scott and find out what the next steps are. He believes once revenue neutrality is reached, it will need to go before the Town council for a vote.

5. **Adjournment**

After review, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 4:46

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