

BOOT RANCH NORTH ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
April 15, 2020

A meeting of the Board of Directors of Boot Ranch North was held on April 15, 2020 via ZOOM.

The Board of Directors meeting was called to order at 7:05 P.M. by President Ed Thompson. James Manfred of Management & Associates was present and served as recording secretary.

The roll was called as follows:

Present: Eagle Trace: Jerry Custin, Eagle Trace: Mike Powell, Eagle Reserve: Len Demchak, Eagle Ridge: Barb Felty, Eagle Ridge: Sam Villio, Eagle Watch: Ed Thompson, Eagle Watch: Rita Smekal. **Absent:** Eagle Reserve: Stan Argo

Agenda: Barbara made the Motion to accept the Agenda as written. Rita seconded the motion and it passed unanimously.

Minutes: Motion: Was made by Barbara seconded by Mike to approve the minutes as distributed from January 23, 2020. The minutes were approved unanimously.

Managers' Report:

- James provided an update on the Culvert repair over in Eagle Watch. The county will repair by using an outside contractor. Start date is still unknown.
- Walls. James said only one unit is not done. Final payment will not be made until Sherwin Williams report is sent and each Association is given a can of touch-up paint.
- The line of Credit Termination was tabled until the next meeting. Request on how long this lasted was shown that the line of credit is unending (it has no termination date) However, once used the amount borrowed must be repaid within 12 months.

New Business:

- Barbara moved we have our Property Manger terminate West Coast Lawn Care by email and certified letter with final day of service being May 20, 2020. Rita seconded the motion and it passed 4-3 Ed, Barbara, Rita & Sam for. Len, Mike and Jerry against.
- Barbara moved we adopt the previously distributed landscape specifications and have our Property Manager send to prospective bidders requesting May 7th, 2020, response. Rita seconded the motion and it passed 6-1. Ed, Barbara, Rita, Sam Len & Jerry for. Mike against.
- It was also requested that Ed Thompson, Rita Smekal, Jerry Custin, and James Manfred distribute the landscape bids to all Board Members, analyze the bidder responses and make a presentation to the Board on May 20, 2020.
- Jerry made a motion to establish Communication, By-Law Update, Finance committees. Rita seconded the motion and it passed unanimously.
- Ed then moved have the following chairpersons of these committees:
 - Jerry Custin for chairperson of the Communication Committee
 - Rita for chairperson of the By-Law Update Committee
 - Barbara for chairperson of the Finance CommitteeThis was seconded by Len and passed unanimously.

- Barbara made the motion to purchase two new outdoor enclosed signs that are lockable for the Boot Ranch North meetings. Len seconded the motion and it passed unanimously. Rita made a request that they be installed at driving height and James was requested to find out if the County has restrictions on placement of these types of signs.

Adjournment: There being no further business to come before the Board the meeting was adjourned at 8:13 pm. Motion by Barbara, second by Len; passed unanimously

Next Meeting May 20, 2020

Accepted by:

Ed Thompson, President
Boot Ranch North Assoc. Inc.

Submitted by:

James P. Manfred, Property Manager
Management & Associates