

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

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

The Board of Directors meeting was called to order at 7:12 P.M. by President Ed Thompson. James Manfred of Management & Associates was not able to attend. The meeting was recorded on Zoom iCloud, and minutes were generated by Ed Thompson and reviewed and endorsed by James Manfred before distribution.

The roll was called as follows: Present were 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.

Agenda: Rita made the Motion to accept the Agenda as written. Barbara seconded the motion. The motion to accept the agenda was voted upon and passed unanimously.

Minutes: A motion was made by Barbara and seconded by Jerry to approve the minutes as distributed ~~XXXXXX~~. The minutes were approved unanimously.

Treasurers Report: Rita presented the operating cash and reserve amounts per the meeting package previously distributed by James. Rita agreed to find out why the cash had dropped. Michael questioned why we paid Mr. Zacur \$1170. Rita will investigate. Rita will email the board on both issues.

Manager's Report: There was no report on cleaning the monuments. Rita has sent names of other vendors to James. The Board asked James to email the board the current status of the bids.

On pressure cleaning of the sidewalks, a suggestion was made to clean the sidewalks up to the gate both north and south, and to not clean the sidewalks bordering East Lake. An acclimation vote was unanimous on both.

Old Business:

- Document Rework: The Board requested James to let us know the status via email.
- Wall Opinion: James has a letter, plat, and previous attorney letters to give to the attorney.
- Gatehouse reimbursement: Eagle Watch is still working
- Duke Energy Billing: Our bill has been referred to Duke's Complex Billing Department. Eagle watch will now pay the bill from meter 1036103, and Boot Ranch North will pay the bill from meter 1036125.
- Communication Committee Report: Plan is to send "teaser" newsletter via US mail asking for email addresses and use permissions in September. Board was not optimistic on obtaining and maintaining email addresses. Facebook was suggested as an option.
- Finance Committee Report: Barbara will call a Zoom meeting with her committee to enable recommended operating cash levels, reserve levels, and 2021 contributions to reserves.

New Business:

- Wall reflectors: Rita moved and Jerry seconded to purchase and install reflectors on the break-away wall. The motion passed unanimously.
- 1921 Lago Vista Blvd Wall Cleaning. Michael moved to have James have our attorney to send a letter to 1921 LVB demanding the wall be cleaned of vegetation so it could be painted. It was seconded by Rita and passed unanimously.
- Ed asked all Board members to send a list of 3-5 items that they want the board to accomplish.
- Len asked for information on Eagle Watch's sheriff's patrol because of "fence climbers"..
- Rita asked James to send current status on Rainmaker quotes.

Adjournment: There being no further business to come before the Board the meeting was adjourned at 8:27 pm. Motion by Barb, seconded by Rita; passed unanimously.

Next Meeting August 19, 2020 at 7:00 PM via ZOOM

Accepted by:

Submitted by:

Ed Thompson

Ed Thompson, President
Boot Ranch North Assoc. Inc.

James P. Manfred

James P. Manfred, Property Manager
Management & Associates