

BOOT RANCH NORTH ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 17, 2020

A meeting of the Board of Directors of Boot Ranch North was held on June 17, 2020 via ZOOM.

The Board of Directors meeting was called to order at 7:04 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.

Agenda: Barbara made the Motion to accept the Agenda as written. Rita seconded the motion and it passed unanimously. Sam made a Motion to add all communities' use of the bulletin boards. Ed seconded the motion and it passed unanimously.

Minutes: Motion: Was made by Mike seconded by Barbara to approve the minutes as distributed from May 20, 2020. The minutes were approved unanimously.

Treasurer's Report:

- Boot Ranch North had \$133,372.67 in Operating Cash as of 31 May. There were \$7,017.69 in addition assets as of that date. In Reserves, there was \$40,340.87 on hand on 31 May. Finally, at the end of May Boot Ranch was \$7141.11 under budget.

Managers' Report:

- James provided information that he has at present only 1 bid for the monument repairs and 1 bid for the sidewalk pressure washing. Also, communication with Rainmaker has to date been excellent.

New Business:

- Jerry stated the communication committee will create a Newsletter with the BRN Board seeing a draft before it is sent out. Two issues remain with this should the newsletter be sent out by each communities management company or via BRN's management company. M&A would be fine with either solution. Finally, does the BRN board want actual copies mailed to those folks who have not provided an email address.
- Barbara, Shawn and Marvin contacted a number of reserve study companies, but they believe with so few common structures (wall, sidewalk, signs and fountain) it is not worth paying for a professional study. The Board or the Committee can develop a savings plan for each structure then implement it during the budget process.
- Rita presented changes from the Document Committee regarding BRN's documents:
 - Remove "Declarant" from the documents
 - Remove "Boot Ranch Partnership" from the documents
 - Change "Neighborhood Association" to "Boot Ranch North Association".
 - Add Eagles Reserve in areas it has been left out of the documents.
 - Change "Villages" to "Boot Ranch North Communities".
 - Change Boot Ranch North Board to 8 voting members versus the current 8 member board with only 7 voting.
 - Add types of meetings allowed (other than in person)
 - Add absentee clause to the Covenants
 - Change the annual meeting date to the 3rd Wednesday in January.
 - Loans, lines of credit or other loans can still be passed with just board approval, BUT 50 days' notice must be given to the entire membership prior to such a vote.

Adjournment: There being no further business to come before the Board the meeting was adjourned at 8:44 pm. Motion by Mike, second by Len; passed unanimously

Next Meeting June 24, 2020 to continue Document Committee Review at 7:00 PM via ZOOM

Accepted by:

Submitted by:

Ed Thompson, President
Boot Ranch North Assoc. Inc.

James P. Manfred, Property Manager
Management & Associates

Communications Committee Report June 17/2020

Not much to report since last meeting. Have a stated mission and purpose and partners in Eagle Watch and Eagle Ridge. I can cover Eagle Trace. No volunteers as yet from Eagle Preserve. But we can go forward on design and content. Second issue is access to residents/owner emails. We know they must be kept secure. Eagle Trace has definitely said that information will not be shared with BRN. I believe Eagle Trace has a comprehensive owner/resident email list. I am not certain about Ridge or Watch. However, I believe a regular, periodic method of electronic communication with all our members is needed to best accomplish our mission in a transparent manner. So I would like to make the following proposals:

1. That we either gather the resident's emails on file and maintain in a common, secure location, e.g. Management Associates, or ask each association manager to send the email to their resident data base.
 - a. Maintain common protected email list of the four communities at Management Associates
YES NO OTHER
 - b. Request individual community managers to distribute newsletter
YES NO OTHER
2. Have a meeting among the three volunteers we currently have and develop a template and initial newsletter for board approval YES NO OTHER
- 3.
4. Publish the newsletter and distribute via blind email via each management company
YES NO OTHER
5. Snail mail the newsletter to residents for which we do not have emails and request they either provide the board or their association manager with their email address. This will require cooperation from the individual association managers. YES NO OTHER
6. Request an input from each association. Trace, Ridge and Watch have volunteers.
YES NO OTHER
7. Produce the newsletter on a quarterly schedule. YES NO OTHER