

BOOT RANCH NORTH ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 24, 2020

A meeting of the Board of Directors of Boot Ranch North was held on June 24, 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.

Agenda: Jerry 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: Motion: Was made by Barbara seconded by Jerry to approve the minutes as distributed from June 17, 2020. The minutes were approved unanimously.

New Business:

- Barbara made a motion and Jerry seconded it that only the M&A manager will contact the lawyer and relay information back and forth to the Board of Directors.
 - Continued discussion of issues with the Documents
1. Change the process for distributing costs from "per Unit" to "Per Community" In this scenario, each of the four Communities would pay one fourth of the cost to run BRN. Motion by Mike second by Len. Vote: Mike and Len for all others against.
 2. Term Limits – At the end of 2020, any BRN Director that has served 6 consecutive years as a Director may not serve for 2 years. This will encourage/mandate greater participation from members on the BRN Board. Tabled for lawyer review.
 3. BYLAWS-Article VI, 3.b – Remove "and to provide emails of all BRN members" If BRN wants to send email to members, BRN needs to collect them and get written permission from the owners to use them for communication. Motion by Mike, second by Len passed unanimously
 4. BYLAWS-Article VIII Section 7 Treasurer. Keep all wording as is, remove "shall look over all finances supplied by the management company and review bill as requested" Add " The Board may outsource the above activities, but the Treasurer is ultimately responsible for the responsibilities listed" The Treasurer cannot abdicate his/her responsibility for the finances of the Corporation. Motion by Mike, second by Len passed unanimously
 5. BYLAW-Article IX Section 1 Committees. Leave wording "The Board of Directors may appoint such Standing Committees of the Association as it shall determine at its discretion." If we don't allow Committees, the very tool used to change the doc's couldn't be used again. Eliminate all other committee language.
Motion by Mike, second by Len passed unanimously
 6. ARTICLES-Article XII Additions to Properties – leave in to execute the transfer of the Wall between Eagles Watch and Eagles Reserve to BRN. **This must be settled legally by the new Association attorney.**
 7. COVENANTS-Article I (f) Common Properties. There has never been a formal documentation of a transfer of the wall between Eagles Watch and Eagles Reserve to the BRN.
 8. COVENANTS-Article X Section 3 Parking (a). Motion: No vehicles will be allowed to park on "COMMON GROUND". Motion by Mike, second by Len passed unanimously
 9. COVENANTS-Article X Section 4 Signs. Motion by Mike, second by Len passed unanimously. Motion: Signs section will remain in the Covenants.
 10. Discussion of following proposed changes: All will be considered after the lawyer's opinion.
 - ARTICLES OF INCORPORATION
 - Article XIII
 - Article XIV
 - Article XV

- BY LAWS
 - Article III (2)
 - Article X Section (1) 2.g
- 11. COVENANTS AND RESTRICTIONS
 - Article 1. (i)
 - Article II Section (5)
 - Article V Section 2
 - Article VI Section 9
 - Article VIII (c)
 - Article IX Section 1
 - Article X Section 6

Adjournment: There being no further business to come before the Board the meeting was adjourned at 8:45 pm.
Motion by Mike, second by Len; passed unanimously

Next Meeting July 15, 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