

# Harris Ranch Subdivision 1

Board of Directors Special Meeting

Minutes

June 18, 2019

11:30am – LeNir Office

## Attendance

- Board Members Present: Doug Fowler, Anjanette Sabin, Ann Enderle, Richard Niece, and Sarah Borgerding Nilles. Sentry Management: Patricia Liddell, and Christian Brockl. Guest: Sherry Mckibben.

**Meeting Called to Order** at 11:35 am.

**Minutes:** Minutes from the April 8, 2019 Board of Directors Meeting were reviewed, and approved as written. Motion: A Motion was made to approve the minutes as presented. (Enderle; Niece; passed)

**Financials:** Management reviewed April Financials. **Motion:** A motion was made to approve the April Financials as presented. (Niece; Enderle; passed)

**Collections:** Management reviewed the Accounts Receivable Report. **Motion:** A Motion was made to send all homeowners that are 2 quarters behind in dues an intent to lien notice, and begin the collection process with all homeowners who are behind in dues more than 2 quarters. (Enderle; Niece; passed). **Motion:** A Motion was made to write off any debt under \$10.00 as long as the balance is not part of the assessments. (Enderle; Niece; passed)

- Management will bring a collection agreement draft to the next Board meeting.

## Old Business:

- Mow strip tree. Money was paid from Sub 1 for a tree replacement. Management has moved the money used to pay for this from Sub 1 to the Master HOA expense.
- Doug update the Board on Several Developer issues / projects.
  - Water Rights. There have been issues transferring ownership of water rights. This is a project coming to completion.
  - Architectural Control. The developer and Sherry McKibben will begin working to turn this over to the Association in the next year.


## Next Regular BOD Meeting

- The next regular Board meeting is set for September 11, 2019, at 10:30am, at the LeNir, ltd office.

## Adjournment

- There being no further business the meeting was adjourned at 12:35 pm

These minutes were prepared by Patricia Liddell of Sentry Management as the managing agent, approved by me and accepted by the Board of Directors of Harris Ranch Subdivision 1.

  
Sarah Borgerding Nilles, Secretary  
Harris Ranch Subdivision 1

9/12/19  
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Date