

Elk Meadows Board of Directors Meeting Minutes
August 13, 2024, 6:30pm
Draft: sc-mg

1. Maggie called the meeting to order at 6:35pm
 - a. Board members in attendance: Maggie Guscott, Pam East, Andrew Temple, and Susan Christians
 - b. Guests: Lona Christiansen and Joe Maslowski (lot 304), Peter Rowlands (lots 437, 438), Bill Palace (lot 407), Daniella Rodriguez (lot 203)
2. Call for items to be placed on the agenda by Board Members:
 - a. Maggie – Reallocation of portion of incoming general assessment dues to sewer fund. See 5c below.
3. Open Forum (2 minutes for an owner to speak): no items added to agenda.
 - a. Peter/Joe – Inquiry regarding progress on new FedEx box.
 - b. Peter – bears, weeds, Dark Skies. See 9c below.
4. New Board Assignments
 - a. Current: Maggie – Treasurer, Pam – Secretary, Andrew, Susan, Willy – VP
 - b. Open: Chair
5. Treasurers Report
 - a. Income: on schedule.
 - b. Expenses:
 - i. Q (May – August):
 1. General Liability insurance: \$5,800
 2. Spring road maintenance: \$14,000
 3. Pest Away Spraying: \$1,253
 4. Fire mitigation project: \$600 (dumpster), \$8,550 (chipping)
 5. Complete sewer line break (Spruce Lane) repairs: \$1,630
 6. TAK Technology (annual billing software fee): \$1,200
 7. Plus regular: Water system, Sewer system maintenance and testing, Utilities, Accounting services
 - ii. Q (Sept – Nov) Expected Expenses:
 1. Directors & Officers Insurance premium (application for renewal underway): \$6,000
 2. Sewer-pump-out: \$10,000 (TBD, monies set aside in separate account)
 3. Fall grading exercise: \$6,000+
 - c. Reallocation of dues: Due to a computer code error, the general fund assessments from annual dues payments has incorrectly been going into the sewer fund to the amount of about \$20,239 per year. This has gone unnoticed

because the error has actually made the sewer and the general fund budgets work quite satisfactorily.

The error has been fixed going forward.

Proposal: To adjust the allocation of dues by \$12 less to the general fund and \$12 more to the sewer fund each month (for all properties regardless of payment plan) to maintain a workable sewer budget and general fund budget - in an explainable - and reasonable - way. Motion made by Susan Christians; seconded: Andrew Temple. All approved. Motion passed. The amended dues breakdown (allocation) chart is being posted on the web.

6. Formal Acceptance/Approval

- a. May 14, 2024, Board meeting minutes: Motion to approve: Peter R.; seconded: Maggie G. All approved. Motion passed.
- b. July 10, 2024, Annual Meeting minutes: Motion to approve: Peter R.; seconded: Maggie G. All approved. Motion passed.

7. New Business - none

8. Ongoing/Old Business

- a. Water report: System (pumps, filters and electronic systems) have been functioning normally.
- b. Sewer report: Operation normal.
- c. Roads maintenance and dust mitigation plan:
 - i. Andrew reported business as usual. Next major activity is Fall grading in early October. Thanks extended to Chuck DeVries (lot 4) who performed some grading on Aspen Drive coming into the development, and on Forest Hill. Thanks also to Andrew for clearing a clogged drain near San Juan Lane under Aspen Drive. A section of Fawn Lane has been widened which will allow snow plowing. Andrew will update snow plow crew to include this section in winter plows.
 - ii. Dust mitigation discussions including review of Mag Chloride, additional speed signage, etc. Recommendation to schedule a Special Meeting with Lynn Padgett of the County to share insights and possible County collaboration with Elk Meadows. Also recommended to include folks from the County Road & Bridges group.

9. Projects

a. Ongoing

- i. Fire Mitigation – Thanks extended again to Joe and Bill for efforts.
 1. Chipping and bush clearing project: Successful with significant amount of brush and dead trees chipped.
 2. Signage for evacuation route: We are still waiting on recommendations for cattle-proof sign installations, but Joe will proceed with ordering the first sign for the EM entrance to route.

Additionally, Joe will inquire about costs for notice board with map of route to be placed in a prominent location within Elk Meadows. Joe will report back to Board with estimated costs for approval.

3. Defensible space guidelines on website.
 4. Local fire volunteers: Ramone Rodriguez, Rob Rutherford, Doug Bergh are in training. Once trained, the Ridgway Fire Department (RFD) will place truck in Elk Meadows.
 5. Independent self-assessment: Completed and submitted (thank you Bill) to Western Regional Wildfire Council (WRWC). The WRWC will review and provide/inform EM of next steps and approach, resulting in a formal plan. Key EM contacts are Rob Rutherford and Pam East. The WRWC point of contact is Adam Johnson.
 6. Evacuation route: Danielle reported RFD has driven the “route up” road(s) and will be clearing trees. “Route down” will also be driven/reviewed.
 7. Fire Mitigation budget line item: Andrew recommended consideration of line item, with discussion on agenda for next board meeting.
- ii. Water Restriction Policy: Andrew and Susan will meet to proceed with recommendations.
 - iii. Perimeter Fence: Peter reported there are about 25 trees down on fencing near the water tower. The board authorized Peter to do tree removals in that area. (Thank you Peter and Pam who also volunteered). Proposed that we schedule an EM community-wide walk-the-fence day in June. Maggie will put on the 2025 schedule.
- b. New
- i. Lot Consolidation and ADUs and other community-initiated issues: No direct discussion regarding changing current covenant and guidelines, however general approach discussed for path forward for these type of proposals (also including short-term rentals). Pam will share more at the next meeting. Note that Hansa (lot 8) is gathering community feedback regarding ADU’s.
- c. Peter reported on Bears, Weeds, and Dark Skies, and looking for passionate Project Champions from EM community for each of the above.
- i. Bears: Trash handling has been problematic with a young black bear sited multiple times. Joe reports cheap and easy solution for outside trash container storage. *Hot Tip: Spray the trash bags and bin with ammonia daily. No bears!*

- ii. Weeds: Continue to be an issue in the community, particularly the Mullien (link: [Common Mullien – CO Dept of Ag](#))
- iii. Dark Skies: For outside lights restrictions, refer to Ouray County policy on Land Use Regulations. [Section-19-Outdoor-Lighting-Regulations](#)



10. Regular meeting adjournment

- a. Next Board meeting (November 12th, 2024, 6:30pm via Zoom)
- b. The meeting was adjourned at 8:30 pm.

Respectfully submitted
Susan Christians, 8/14/24