

# **OWNERS ASSOCIATION of ELK MEADOWS ESTATES**

Minutes of Annual Meeting: July 10, 2021, via ZOOM

Final Draft

## **I. Opening**

- A. Roll call and introductions; meeting called to order at 9:00 am.
  - a. Roll Call and attendance  
Board members: Maggie Guscott, Stephanie Kissner, Kim Stagg, Eddie Kemper.  
Members present via Zoom per sign-in and proxy sheets (hardcopies on file)
  - b. Instructions  
Meeting protocol and the way to participate in the meeting via Zoom were summarized.
  - c. Open Forum, call to add items to the agenda  
Dan Wilson (Lots 111, 108) requested to add chickens and chicken coops to the agenda.  
Item added to agenda under IV B, below.
  - d. Number of shares represented: 42 total (21 in person and 21 by proxy); the required number being 38, a quorum is reached, hard copies on file
  - e. Call for ballot counters if required  
Joe Lange (lot 215) volunteered
  - f. Approve 2020 Annual Meeting Minutes  
Kim Stagg (Secretary, Lot 304) motioned to approve, Rebecca Kindred (Lots 202/204, 205) seconded, all approved, motion passed

## **II. Committee/Board Reports**

- A. Board's Message: Stephanie Kissner (Lot 428, chair) referred the membership to the website where the Board's letter to the community is posted.
- B. Treasure's Report: Maggie Guscott (Lot 305, Treasurer) summarized the report which is posted on the website. In brief,
  - a. Income (\$211K), Expenses (\$176K, unadjusted) projected to balance when adjusted for debt cost and depreciation, due Q3;
  - b. 2019 final (audited) financial statements show a loss of \$33K which dues increase effective January 2020 is anticipated to correct going forward;
  - c. Given no major changes from 2020, expenses are expected to stay around \$175K (unadjusted) and the budget is expected to balance;
  - d. Proposed budget for 2022 shows income to stay as in 2020 and 2021 (\$203.9K) and expenses to be about \$180K.
  - e. USDA Loan Paydown: The total additional amount paid to USDA since the program was established (January 2019) is \$36,242.
- C. Reserve Study/Update Report: The Association is on track in terms of expenses and Reserve Study projections. Reserves (Water O&M and General Fund) are projected to provide 107% of the fully-funded amount required through 2026. (Reserve Study and detail on

near-term Reserve projections can be found on the website under Reserve Study 2018 and Treasurer's Report respectively).

#### D. Standing Committee Reports

##### a. Water and Sewer Report

Jim Hayford (Lot 430) reported that everything is in working order. A broken pump was replaced and the well is back in operation.

Jim Pettingill (Lot 404) reported that the snow level was 170 inches, above the average of 150 inches.

##### b. Roads Report

Scott Alamprese (Lot 7) reported that the grader is repaired. Chris Miller will begin prepping and applying rock mid-week. Chris has firmed up a regular schedule of start dates (June 15 and Oct 10) for spring and fall road maintenance work. Chris will also move forward on a drainage plan to both improve drainage and provide more structure for road maintenance.

##### c. Internet exploration report

Bill Palace (Lot 407) and Scott Layton (Lot 502) provided a power point presentation (comparative analysis) with links; posted on the website.

##### d. Fence Report

Belinda Chisolm (Lot 10) reported on the results of this year's fence maintenance project. Report is posted on the web. In brief, there are 3 areas of concern for near future fence replacement. The most urgent area was noted in 2020 as needing replacement within the year; the recommendation is to negotiate 50/50 payment with the neighboring rancher for immediate replacement of this section. 2 other areas have now been heavily repaired which should be put onto the 2022 schedule for replacement. Daphne Davis (Lot 111, 108) requested more notification for volunteers.

##### e. Conservation report

Diane Thompson (Lot 115) submitted a report which is posted on the web. In brief, it is time for the annual weed spraying exercise conducted by the County. The Committee will update the Board on what has to be done.

##### f. Pay it Forward

Stephanie Kissner reported that there have been no contributions for the year.

#### E. Construction guidelines clarified

The Board reinforced the importance of sharing plans with neighbors before starting to build, to minimize problems later on. The Rules document (posted on the web) is updated accordingly.

#### F. Project Reports

##### a. Signs Plan

Peter Rowland (Lot 438) volunteered to repair the existing broken signs. Dan Wilson will work with Peter, using his equipment for post hole digging, etc.

##### b. Fire Mitigation/Dead Aspens

i. Doug Bergh (Lot 9) has removed several dead aspens for the wood.

- ii. For trees beyond what Doug, or others fell, Jason Schum, 1F Tree Service, is recommended.
- c. Speeding/Dust Control
  - i. Mag Chloride is still controversial, and so, given the nature of our water source and runoff, was not applied.
  - ii. A solution is still needed for dust and speed control. The general consensus was to look into (gravel) speed bumps again. The Board will follow up accordingly.

### **III. Old Business (None)**

### **IV. New Business**

- A. Introduction of candidates for Board of Directors
  - a. Nominated candidates Tammy Farmin, and Andrew Temple (both absent).
- B. Chickens and Coops
  - a. The issue was brought up by Dan Wilson & Daphne Davis, in support of their neighbors in lot 106, who have a coop with chickens. However, Section 8.7 of our Declaration states that livestock is not allowed, which the Board is required to enforce.
- C. Election not contested.
- D. The membership supported the Board's proposition to approach the two candidates regarding their readiness to assume a Director role.
- E. Not required.
- F. Vote on 2022 proposed budget. Per our Governing Documents, this is a call for a vote not to accept the budget. The budget was accepted there being no show of hands against.
- G. Owner Education: Owners are referred to the website as well to Meadows Mondays and to occasional email-blasts to keep up with current affairs of the association.
  - In addition, it was suggested that any new owner should receive copies of our documents (Declaration, Articles, Bylaws, Policies, and Rules), regardless of whether the title company or realtor has already provided same. Motion made: Maggie G; seconded: Joe Lange; all approved. Motion passed.
  - Also, updating our system of payment to allow online payment of dues was raised. Jim Hayford suggested changing banks if necessary. The Board agreed to pursue this.

### **V. Announcements**

#### **A. Results of election**

Thus the Board of Directors for the 2021-2022 year is:

Maggie Guscott (Lot 305)-continuing term July 2021 to July 2022

Eddie Kemper (Lot 406)-continuing term ending in July 2023

Stephanie Kissner (Lot 428)-continuing term ending July 2022

Kim Stagg (Lot 304)-continuing term ending in July 2022

Tammy Farmin and Andrew Temple will be approached by the Board to fill the vacant slot and to start to take over Treasurer duties.

B. Ballot Item: The 2022 Budget (posted on the web and presented) was approved with no dissenting votes.

## **VI. Adjournment**

Motion to adjourn (11:05 am) by affirmation.

Respectfully submitted by  
EMHOA BOD, July, 2021