

Elk Meadows Board of Directors Meeting Minutes

August 23, 2022

1. Call to order 6:36 pm via ZOOM
 - a. Roll Call - In attendance, Board members: Stephanie Kissner, Eddie Kemper, Andrew Temple, Willy Krois Maggie Guscott (Joined later at approximately 7:20 pm). Guests in attendance: Peter Rowland, Susan Christians and Gregory Christians
2. Call for items to be placed on the agenda by Board Members
 - a. No Board items
3. Open Forum (2 minutes for an owner to speak)
 - a. Peter will present findings for Conservation Committee and also wants to discuss Bear Signs
4. Formal Acceptance/Approval
 - a. May 2022 Board meeting minutes as presented. Motion to approve: Stephanie Kissner; seconded: Andrew Temple; all approved; motion passed.
 - b. 2023 Budget (as presented – and passed – at 2022 Annual Meeting. Motion to approve: Stephanie Kissner; Seconded: Eddie Kemper; all approved; motions passed.
 - c. Policy rewrites (Moeller Graf) per General Assembly decision re. HOA management (collections, meetings, enforcement). This item was tabled, as we are awaiting final rewrites from Moeller Graf)
5. Committee activity
 - a. Conservation committee: Peter Rowland presented findings from the Conservation Committee: Diane Thompson, Peter Rowland and Nancy Lazenga met with Pat Willits from the neighboring ranch and toured the ranch for Ponderosa Pines with Beetle infestation. They found that there are trees that have been infested not far away. Spraying for Ponderosa is done later than spraying for Douglas fir, so we will need to address this in the spring of 2023. We will also need to address spraying for weeds in Spring 2023. Since Bears are now getting ready for winter, Peter will install the bear signs to make residents and visitors “Bear Aware.”
 - b. Water Management committee: Andrew introduced Greg and Susan Christians, who have been collecting data for our water usage. Greg and Susan will meet with the BOD again next week, on Tuesday, August 30, at 4 pm on Zoom, with more information, but as a summary, our current water supply meets our demands, but we have some leaks and/or malfunctioning water meters, Our water rights are absolute, but do not allow for watering lawns, but are specific to domestic use and watering landscaping trees. They have spoken to our Water Commissioner, and we have also not been sending in a required report. This report is basically an excel spreadsheet of our usage and is due by November 15. More information will be forthcoming in the meeting on August 30.
 - c. Fence committee (repair plans, fence line check). Stephanie Kissner presented information for the Fence Committee. Stephanie has met with Pat Willits of the adjacent ranch to look at our worst fence, which runs along the west and north sides of Elk Meadows. Pat got pricing from Kaylor Fence, which has gone up from \$5/linear feet three years ago to \$9/linear feet. We can do the priority area of the fence, about 2400 feet, coming to approximately \$24,000, which when split would cost Elk Meadows \$12,000. Work cannot be scheduled until the Spring of 2023. Elk Meadows budget for Fence Repair was \$2000 in 2021, \$5500 for 2022, and \$5500 for 2023, which is available to spend on fence repair. We discussed finding more volunteers, and meeting with Pat, so the board can see what we must replace, and what can be repaired. The Fence walk and repair is scheduled for Sunday, September 11. Stephanie will send more information out to the committee this week.

6. Treasurers Report

Income: Slightly under budget at 7 months (due to late payments; appears ahead due to annual and semi-annual payments)

Expenses, Q2 (May – August): Sewer line freezes (repairs after thaw): \$920; Spring grading: \$4,515; Pest-Away (noxious weed spraying): \$1,250, TAK Technology (annual QuikWater update): \$1,095, GL Insurance: \$4,480, Water permit and drinking water fee (annual to CPDHE): \$630, Water meter replacements: \$1,315, Policy rewrites (per US General Assembly mandate for HOAs: Enforcement, Collections, Meetings): \$1,588. *Plus regular expenses of water and sewer maintenance; testing (Enviro-Chem, City of GJ, Mesa County Public Health); utilities (SMPA: well pumps, water plant, sewer plant, power to tank); communication (Constant Contact), accounting.*

Expected Expenses, Q3 (August – November): Fence repairs (Budget: \$5,500 (2022); \$5,500 (2023)); Fall grading: (Budget \$15,000). Plus regular expenses.

Bank signature papers due from Citizens State Bank (to allow Board signatures on checks).

7. New Business - updates

- a. Propositions 1 – 3 offered at the AGM: further discussion, community survey(s). Discussed the failed propositions from the annual meeting, which were affected by discussions of our water system. Propositions might be reconsidered at our next annual meeting.
- b. Evacuation route: Stephanie has received permission for us to trim the evacuation route. Peter pointed out that it is really only a safe zone for residents to go if there is a wildfire, that it is not really a “route.” Maggie will email the gate code so we can inspect and clear the route as needed.
- c. Speed / dust control: speed bumps: member proposal. One member has asked the community to share costs with him to put speed bumps in front of his house. Since this would serve no more than one homeowner, the Board has currently denied the request.
- d. Fire ban: We discussed lifting the fire ban to be in agreement with the current Ouray County rules, and agreed to lift the fire ban at this time.

8. Ongoing/Old Business

- a. Water report, as sent to board with monthly water reports
- b. Sewer report, working normally at this time
- c. Roads report. Fall Grading will occur when Sako can get us on the schedule, and will include some improvements, as budget allows.

9. Projects

- a. Directory: Pam DePena is working on this
- b. Newsletters: Pam DePena is working on this

10. Regular meeting adjournment

- a. Next Board meeting (November 15)

11. Executive Session as needed

- a. Board orientation for new 2022-2023 Board, welcoming Willy Krois to the board. Contact info for Willy: willypkrois@gmail.com; 970-318-8849.