

Neighbors,

After our unorthodox seating last June, and the empty seats of our EMHOA BOD, we sat down and figured out how we could go about the business of the HOA, as well as making a plan for doing so. We utilized the expert advice from Murray Bain, our HOA consultant and David Graf our HOA lawyer. They have been invaluable in educating us on just how we can do our job given the unusual circumstances we found ourselves in.

We spent quite a bit of time familiarizing ourselves with the History of the EMHOA Board, it's responsibilities and duties as well as what previous boards had been working on and what was still ongoing. We wanted the transition to be seamless and so we also spent some time strategizing and working out how we work best together. Right away we established an Advisory Committee consisting of 3 previous EMHOA BOD Presidents, who all accepted our invitation to help us maintain continuity. They too have been invaluable to us!

Much of our work has been invisible to you, and that's as it should be since it's mostly the day to day running of things like paying bills and administrative tasks. The sort of things you trust us, your BOD to just get done.

We wanted to move forward though and create more transparency and accountability. We also felt it is important for the community to be more involved with us. To that end we created Meadows Mondays, our weekly newsletter about what we're doing on your behalf as well as items of interest or ongoing projects. We felt this was a good way to include the community in our day to day workings. It had the added benefit of keeping us accountable to you.

So, you already know we added a new mailbox stand and have been archiving all of the paper documents held in the Firehouse. You already know we've worked on access roads to landlocked lots and have had some minor repairs to the Wells and Sewer Lines.

You've also been more involved with us. You've participated in our surveys and polls to help move along the Governing Documents Revisions. You've volunteered for committees or to help us research projects.

We've included our website in this process and so you've already clicked on links from Meadows Mondays to the website to see the Governing Documents, letters from committees, and some of the administrative tasks that we're also working on like the Committees and their Charters. We've been working on making our website a tool for the community, part of our effort to reduce paper and make it easier for you access documents, or turn in ballots which was successful for the first time in January.

Part of our work this year has to been to continue bringing our community into CCIOA compliance as well as updating our processes and also involving more of you. We've worked really hard to take in every suggestion or concern and review it and follow up on them, which included follow up back to the community members who contacted us with their suggestions or concerns. We have also been open and accepted help from you and your expertise when it's been offered. In doing this we've discovered that our role in the community has come into question and so we thought it was time to address that this year as well, you'll see it on our agenda as an item for discussion.

We feel, and we hope you do too, that we've been successful in our strategy to be more transparent, accountable and responsive.

You're receiving your Annual Packet today, in it you will see the fruits of our invisible labor. These are all the projects we've been working on this year outside of the ones we've been telling you about in Meadows Mondays. You'll also see the fruits of the labors of those we've folded into our work. Everything you see in the packet was either something one of you brought to us or was something that was being worked on and we just continued the work.

You will see we have some items to vote on which is why attaining quorum is so vitally important. You've been kept apprised of our quorum failings this past year. We most definitely do not want to go another year without a quorum!

What we're asking of you: Please read through everything, fill out the Proxy/Ballot, it's got more on it than just your proxy. We're going to update our Owners Directory and so if your contact information needs updating there's a spot for that on the Proxy/Ballot. There are also some administrative questions for you regarding how you want to receive your bills and information. (All the colored paper).

Aside from that we do have some items up for vote, there are some very important items such as the Governing Documents, you received them in a separate mailing along with a "White Paper". We also have the USDA Loan and Property Management Proposals.

We want to encourage each and every owner to read through the entire packet and fill out your proxy/ballot. Whether you only visit for 2 weeks each year, haven't visited since you purchased your lot or live here full or part time. Each issue on the ballot up for a vote directly impacts you and you have a voice we want to hear. By the time you read through the packet you will have the information to make an informed vote, we encourage you to do so.

Two BOD positions are up for election this year, we've run shorthanded nearly all year and we'd love to have a full BOD. We will accept nominations from the floor too, don't be shy! We are also asking to ratify the three other Directors, our second attempt. You'll see we're a hardworking group but we've created a work space that flows in real time while maintaining procedural responsibilities and allows us to continue to enjoy our real lives, travel and all.

We're really hoping you'll join us for the Annual Meeting, it's going to be loaded with information that you have asked us to look into. We have, and we'll be presenting our research back to you.

We'll also be launching some new committees this year as well as re-launching our standing committees. Anyone and everyone is welcome to sign up for committees even if you don't live in Elk Meadows full time, there is plenty for you to participate in long distance. We're really excited to show you what we've been up to on your behalf and at your behest. Please join us July 7 at the 4H Center, as added incentive, we will have muffins and cookies! Bring or send your filled-out Proxy/Ballot, your input is really important to the entire community!

Cordially,  
Belinda Chisholm EMHOA President 2017-2018