

ELK MEADOWS HOA Board of Directors Meeting

May 9, 2019

1. Meeting called to order at 6:40pm
2. Roll call: In attendance
In attendance: Belinda Chisholm, Ceann Ingram, Maggie Guscott
Absent: Scott Alamprese (travel delay) and Bill Stagg
3. Items added to the agenda by BOD:
 - a. Clean up Letters to Lot 130 and Lot 18
 - b. CPA retirement
 - c. Bulletin Board-Social Committee project
 - d. Raising Issues by the community.
4. Open forum: No items from the community.
5. Treasurer's Report was accepted as presented:
 - a. Income is on track per budget
 - b. Delinquent list steadily diminishing with more catchup payments; remaining (2) significant delinquents being addressed
 - c. Two major (extraordinary) expenses thus far in 2019 are snow removal (10K over budget) and legal fees for HOA defense.
 - i. Complete review of the Snow Removal season has been conducted with the contractor and recommendations for correction for the 2019-2020 season accepted by the board to satisfy the projected budget
 - ii. A special assessment to repopulate the General Reserve Account (depleted to pay the HOA legal defense costs) will be proposed at the 2019 Annual Meeting.
 - d. 2020 budget has been prepared for vote at the 2019 annual meeting.
6. Formal approval
 - a. Spring Road Grading: The primary effort will be on Aspen Drive; secondarily the remaining EM roads will be worked on. The board now awaits signatures on the final contract to begin work.
 - b. Access Road to Lot 8 & 12: This was rescheduled for spring of 2019. Consequently, a letter regarding a survey and projected work will go to owners in the vicinity before any action is taken. The access road will be cut pending the survey and building plan approval. [Motion to approve the letter and survey: Maggie; seconded: Ceann. Motion passed.](#)
 - c. Annual Meeting Agenda/Packet: This has been approved by the association attorney, and packets will be mailed to individual homeowners within the

required timeframe (deadline June 1st). **Motion to approve: Maggie; seconded: Ceann. Motion passed.** Presentation deadline June 15th.

- d. Water contingency plan: **Motion to approve: Ceann; seconded: Belinda. Motion passed.**

7. New Business

- a. Long Term Contract for Road Maintenance and Snowplowing: The board will recommend to the upcoming board that they consider a long-term contract pending a full year of operations with the current contractor. **Motion to approve recommendation: Ceann; seconded: Belinda, Motion passed.**
- b. Property Management Exploration Committee has made a formal recommendation to not pursue further action towards contracting a property management company based on, beyond the financial impact, a reassessment of available companies and the community's vote on the issue at the 2018 Annual Do-Over Meeting in October 2018. The BOD will decide the issue and publish a written final decision per the Sprentall vs HOA Settlement Agreement (January 2019) within the required 90 day window.
- c. Security fencing around the water plant: The board awaits bids from 3 companies approached for this project.
- d. Bulletin Board: The Social Committee provided an estimate for a ready-made board and confirmed permission granted by Ouray County to 're-install' the board across from the mailboxes at the junction of CR5 and CR5A. The BOD will solicit a bid for the same design to be built locally as well as an installation bid and will bring the topic back to the table for decision. **Action: Ceann will solicit bids.**
- e. Board nominations: None received yet.
- f. Repair to the propane tank at the firehouse, including wetlands restoration: No update.
- g. Retirement of CPA: Board will solicit proposals from local providers, including the EM community, in response to a Request For Proposal made to qualified CPAs with utility billing experience. **Actions: Maggie to draft RFP; Ceann to identify local providers; Belinda to draft promotion of RFP.**
- h. Clean up Letters to Lot 130 and 18 are under review to go out to the respective owners for action.
- i. Raising Issues: This issue was suggested by the legal defense team in order to help streamline and maintain business procedure standards for the volunteer HOA BOD. The board will recommend to the upcoming board that they decide on the status of this item (policy or rule) and take the necessary action. **Motion to pass the project to the next BOD: Belinda; seconded: Maggie. Motion passed.**

8. For the Record

- a. Fire Evacuation route RVFD walk through: No direct permission response has been received by the board from Rosetti; however, the project is now in the hands of the RVFD.

9. Old Business

- a. Fire Hydrant/Cistern Project awaits confirmation that the project is physically viable given our water pipe infrastructure. Note: There are no Grants available to offset funding. This project will be presented to the community at the Annual meeting as an ongoing project, no vote necessary.
- b. Dropbox Upgrade: No update
- c. Software Upgrade: With the retirement of the EM CPA, the board will recommend to the upcoming board that they consider such a project after a new CPA has been retained.
- d. Archive project is nearing completion; research for a suitable safe is being conducted.
- e. Governing documents mail-in ballots: The board continues to invite homeowners to submit their votes for governing documents.

10. Meeting Adjourned 8:11pm

Respectfully submitted, EMHOA BOD
May 18, 2019