

Elk Meadows Board of Directors Meeting, May 17, 2022, 6:30pm

Join Zoom Meeting

<https://zoom.us/j/7918901769>

AGENDA

1. Call to order
 - a. Roll Call - In attendance, absences, guests
2. Call for items to be placed on the agenda by Board Members
3. Open Forum (2 minutes for an owner to speak)
4. Treasurers Report
 - a. Income/Expense Report
 - b. Major 2022 Q1 expenses
5. Formal Acceptance/Approval
 - a. February 2022 Board meeting minutes
 - b. Contracts: Water/wastewater contract renewed with cost amendments
6. Committee activity
 - a. Conservation project, tree treatment:
 - i. product being applied in greenspace by forester
 - ii. membership advised to order MCH packets for individual properties
7. New Business - updates
 - a. Q2 Board Business
 - i. Walk fence line, fence repair plan
 - ii. 2023 draft budget
 - b. Fire escape (evacuation) route: update
 - c. 2022 Annual meeting, call for member input
 - i. Meeting date and format (weekday evening, via Zoom, week of July 4)
 - ii. Call for new Board members
 - iii. Possible items for membership discussion/vote:
 1. Chickens
 2. ADUs
 3. Refinement of covenants for simplicity
8. Ongoing/Old Business
 - a. Water/sewer report as follows:
 - i. All Pumps, Filters and Electronic systems are functioning normally. Three meter transmitters replaced this month; ten expected this year. We had 2 meter freeze ups and 2 sewer mainline freeze ups in March and April; all repaired.
 - ii. Average daily usage is 13,000 gallons. Average daily spring flow is 15,000 gallons. Spring water turbidity has finally come down to filterable levels, giving our wells a rest. The Hill tank is 60% full (a three day supply).
 - b. Roads: spring grading plan
 - c. Other items?
9. Projects
10. Regular meeting adjournment

- a. Next Board meeting (August 16)
11. Executive Session as needed
- a. Compliance issues and progress
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Notes:

- The Board's meetings are dedicated to the goals and business of the association.
- Member insights are valued and welcome. Open Forum (Item 3) is an opportunity to present brief comments or pose questions to the Board for consideration or follow-up. The time limit is designed to keep the meeting focused on the business at hand, and in no way should be interpreted to limit conversations beyond the board meeting.
- If you are interested in helping EMHOA achieve its goals or improve its operations, we encourage you to talk to a member of the Board or any committee.