

**ELK MEADOWS HOA
BOARD MEETING MINUTES
MARCH 22, 2016**

A. Opening

1. This meeting was not recorded because the recorder was malfunctioning.
2. BOD roll call: Joe Lange, President, Guy Poulin, 1st Vice President; Maggie Guscott, Treasurer; and Diane Thompson, Secretary. Absent: David Mullings, 2nd Vice President. Guests: Walt Atwood, Rick Greene, Rene Dhenin.
3. Call for items to be placed on the agenda from board members
4. Open Forum:
 - a. Rene asked for approval to build a shed. Joe suggested a written proposal to be submitted to BOD
 - b. Rick - Lot 12 is inaccessible and needs access which he would maintain. Guy suspects there's a water line underneath thus need to locate it. Need further discussion. Joe: give the BOD a written proposal.
 - c. Rick: Chad Jukes is leaving April 7 to climb Mt Everest – the 1st disabled Veteran to do so.

B. Formal Approval: Joe made the motion to approve the February minutes, Guy second; unanimous approval, motion passes.

C. Treasure's Report was accepted as presented.

1. Maggie contacted the people who are most delinquent.

D. Committee's Reports

1. Water/Sewer – no new issues
2. Finance: no update
3. Roads – Guy: there was a melt water problem on one part of the road so he'll get it graveled
4. Conservation – no update. Diane suggested getting our adjacent neighbors on the same page as there are lots more infected trees between Elk Meadows and the mailboxes on County Rd 5A. All infected trees need to be cut down and removed.
5. Renters – Rick – will try to get the same guidelines for everyone.
6. Governance - Walt: The vettings on Murray involved three different

groups/people: All cases reported very positively on his proposals and results: there were cost savings, complete involvement by HOA members, time lines were kept, and issues that came up were successfully addressed. The next step is the EMHOA community meeting at noon on May 7 at the Town Hall. It's important to contact all members and for everyone to attend so they understand this move forward and all its implications. We could flag our emails, so we know they have been received. We are waiting for cost estimates. Communication will be through a newsletter, email and our Website. Thirty people have signed up on our Website, so we need to contact the rest of our community to encourage them to sign up. Joe will send a letter. We will record the May 7 meeting for the Web. Then we can have a post-meeting assessment and send

out a short survey to see how people like this idea. Discussion: Rene was concerned that personal decisions about one's property would be restricted. Diane said one of the reasons they moved here was that there were not lots of HOA rules. Updating our documents to comply with CCIOA will make it easier to operate and make decisions within CCIOA and state regulations, rather than adding more restrictions, which, in any case, would have to be voted on by the community at large. Updating our documents will enhance the viability of our community and protect against unnecessary argument and possible litigation.

7. Communication: Web Site updated. If anyone has a new email address or address, contact Pam DePena.

E. Issues for discussion/action

1. Calendar update - none
2. Solar electric project - The BOD will communicate details to the community, doing due diligence. And the BOD has to make sure our community can afford this project. Only then will the BOD recommend this project to the community. Note that the Elk Meadows community will have to vote on the project.

H. Adjourn. Joe made the motion to adjourn, Guy seconded. Motion passed.

The next board meeting is scheduled for April 19th at 6:30pm, at Joe Lange's home, 30 Forest Hill Rd.

Respectfully submitted,
Diane Thompson, secretary