

Elk Meadows Board of Directors Meeting 08-12-2025 - Meeting Minutes

Agenda Item	Discussion	Add. Notes
Meeting called to order 6:33pm		
Roll call	In attendance: Pam East, Susan Christians, Maggie Guscott, Andrew Temple, Peter Rowland, Ramon and Danielle Rodriguez, Rob Rutherford, Megan Hagerty, Dan Wilson, Daphne Davis, Hayden Temple	
Call for items to be placed on the agenda	Board members had no items to add Community: • Diane Thompson via email: 1. The thistles are flowering out so now is the time to get your scissors and cut the flowers off and bag them. 2. In relation to ADU's, Diane Thompson reminded us of the impact of such on our water and sewer systems. 3. 8:00AM is the time set for when construction can start. A neighbor started the tear down of her trailer at 6:30AM last Saturday, which was very loud and woke up all her neighbors!! 4. Are there businesses being run out of their homes? What's allowed? • Peter Rowland: Weeds, dogs, lights, Sprentall settlements, conflict of interest • Rob Rutherford: notification of deck project/improvements at his house	
Treasurer's report – Maggie Guscott – Treasurer	Expenses this quarter (February - April): • Chipping • Fence repair	

Income/Expense Report	Anticipated expenses for next quarter (May - July): - General liability insurance - Road maintenance - Escape route - Fence replacement (a new 1/4 mile with A Bar D) - PFAS system per EPA ruling	
Formal Acceptance/Approval	- Annual meeting minutes – Maggie, Susan - Adoption of 2026 Budget -Susan, Pam - Amendment to Rules policy re. Section 6 re. Board Review of Improvements – Andrew votes no and made these points: - shouldn't apply to every improvement, fence, shed, etc. - should apply strictly to driveways - Pam states it doesn't need to be a formal approval process for everything, just a courtesy notification. If there are any concerns, we discuss with owner. - Andrew is going to develop a "handbook" for driveway regulations from county codes and issues specific to EM	
Open Forum Issues	- Rob Rutherford asked what the process is for notifying the Board of his lot improvements. He sent to Pam via email; he is building a new deck and covered roof. He will obtain all proper building permits from the county. - Peter Rowland - Train whistle for fire? - Dogs barking – not okay, nuisance dog, county regulations. Add "nuisance dog" clause - Andrew "we all love dogs, and we all love our neighbors" – makes for difficult situation - Lights, dark skies, send out reminder - Weeds	

	○ Sprentall suits cited regarding the BoD not enforcing covenants. Andrew – lawyer said we have leeway, Susan – docs say we have latitude about what we enforce or choose not to. Peter alluded to another potential lawsuit coming but would not elaborate. ○ Conflict of interest – item taken off list ● Diane Thompson (via email) ○ Thistle – time to cut them down. Susan verified that info/pictures have been posted to the web. Post a flyer to the message board? ○ ADUs, Dianas comments noted ○ Construction start time – noted ○ Businesses from home – what is allowed and what isn't? Difference between remote, computer work vs. something more loud, invasive. Pam mentioned freight/delivery trucks (who is that, BTW?) ● It was discussed to put these issues in the newsletter and in the message/notice box by the UPS box	<i>Pam to email Diane with responses</i>
New Business ● Water restrictions ● Lot consolidation issue update ● Properties in disrepair	● Water restrictions, fire danger, don't water grass, hillsides, landscape irrigation illegal, now isn't the time to increase watering, daily usage exceeding what we are generating ● In the County's hands ● Andrew questioned why this is on the agenda. Pam stated that there have been some complaints and perceives that it is an issue that needs to be addressed with individual owners.	

What we learned from the recent RRL fire	- Pam looking into notification apps specific to the HOA. There is a monthly cost. - Discussion about siren or warning system. Rob stated that fire chief is against installing one. - Rob said the fire engine siren could work	
Ongoing/old business - Water report - Sewer report - Road maintenance	- Danielle asked if leaks in infrastructure were considered with reported water usage - Greg – total availability will affect future HOA decisions w/ ADU or consolidated lots. - Second phase of pump out is complete and all is in good working order - Regarding PFAS system, a qualified engineer is required for the design of same. - Andrew – fall grading coming up in October - Speeding and dust, once again, next spring create dips/humps? Cost analysis - Peter – has worked on this issue before, there is a plastic speed bump in the firehouse. - Perhaps move it and additional signage around? - Pam – flashing speed sign, can we rent or does county have one for use? - Road sign for Kestrel Trail?	<i>Maggie has one ordered – contractor to install</i>
Ongoing projects – status Fire mitigation project	<u>Address placards</u> Maggie volunteered to drive around to see who does not have a readable street address so Board can send out email to those homeowners.	

Emergency Evacuation Route	- Some discussion around whether it's just a suggestion or mandatory. Andrew stated it was important for everyone to have them as it helps to know numerical order. <u>Chipping services and clean-up</u> 1F was paid. There was a note on the invoice about how they undercharged last year, which is why the numbers are similar though not as much work done this year. - There are some piles that were missed. - Agreement that this is an ongoing project year after year, much more dead wood to be removed. No update	
Next meeting	November 11, 2025	
Meeting adjourned 8:37 pm		