

Owners Association of Elk Meadows Board Meeting Agenda

Tuesday, July 18, 2017

A. Opening

1. The meeting was recorded.
2. Roll call: Board members Maggie Guscott, Mike Cammack, Pam De Peña, Belinda Chisholm. Guests: Jim Hayford, Peter Rowland, Patty Miranda, Scott Alamprese
3. Call for items to be placed on the agenda from board members: Belinda would like to add an Advisory Committee to the list of committees to confirm.
4. Open Forum: None

B. Formal Approval

1. Minutes from the May 31, 2017 board meeting: Approved

C. Treasurer's Report

Income We are ahead mostly due to the special assessment, which was not in the budget, and because of two tap fees. Down due to delinquent accounts. Overall we are on par with expectations.

Expenses Pest Away charge for weed control was a little under. Management costs are as expected. Tree treatment cost for the common areas, as expected. The Forest Hill road extension was not on the budget so the amount for roads improvements-maintenance is over. Regular roads budget is as expected. Electric and propane are down.

Past due accounts Maggie is contacting the owners who are past due to encourage payment.

D. Committees

1. Formally confirm committees Item deferred to next board meeting.
2. Water/Sewer Jim Hayford gave a report on how the water system works. He has a Level B license for water treatment. Lead and copper testing is being done this month. The water level sensors in the two wells are not working. We use well #2. Belinda: Motion to replace the broken sensor for well #2 and hold off on replacing the sensor for well #1 for a later date. Pam: seconded. All in favor, motion passed. At some point we will need to replace the meter reading system. Action: Put meter reading system into the capital replacement plan.
3. Finance The budget will be developed in September.
4. Roads
 - a. Road condition update. They are deteriorating in some places.
 - b. Call for volunteer to liaison with Ouray County Road & Bridge. Mike Cammack volunteered.
 - c. Forest Hill access road. Belinda will send Gina the current information and let the four lot owners converse. Then we will decide how to proceed.
 - d. Speed control ("traffic calming). Purchase of new speed bumps was delayed. Compromise speed bump solution: break up the speed bumps into three-foot sections instead of all the way across the road. People can go over or around them; everyone will be slowed down. We can move them around and we can buy more if necessary. Pam: motion to amend the previous motion (to buy two speed

bumps) to instead buy one speed bump as a continuation of the speed bump test.
Second: Mike. Motion passed. Action: Maggie will order one speed bump.

- e. Dust mitigation. There is a new product being tested in Loghill. Scott will send info on this material.
 - f. Signs. Belinda: Motion to buy two speed limit signs initially and Peter and Mike will work up proposal for a more comprehensive signage plan. Seconded: Maggie. Motion passed. Action: Pam will order two speed limit signs and two signs to go with the speed bump.
5. Conservation. Pest Away sprayed some of the common areas and some personal property with the owners' permission. Diane, Lonnie, Belinda, and Peter have been doing weeding by hand. We may in future hire laborers to weed. Dark skies going okay except for short-term rentals. Tree treatment is finished for the year. We have wetlands in our neighborhood that we have to be careful around. Specific weed information will be posted in Meadows Monday.
 6. Renters. The new Ouray County rules regarding short-term rentals, along with the change in management for the one problem rental in the neighborhood largely solves the problems with rentals in the neighborhood. Pam: Motion to dissolve the Renters Committee. Second: Belinda. Motion passed. Action: We will ask Rick to update the list of homes that are rented. Action: Pam will ensure that the document to be posted at rentals is completed.
 7. Governance. The next revision of the new governing documents is being drafted.
 8. Solar. Written report supplied by David Mullings.
 9. Communication: No report.

E. Special Items

1. Formal election of appointed HOA directors. We will have another Annual Meeting at the next Town Hall meeting to hold another election of Directors. (Note: We could not hold the election at the original Annual Meeting because we didn't have a quorum. To hold the election, a quorum will be required at this meeting, too.)
2. New mailbox stand. We will need someone to use heavy machinery to excavate the hole for installation. Action: Peter will check to see what type of mailbox stand we have (multiple or large package box). If it's a multiple box, Jim and Mike will work on installation.

F. Items from A3 above

G. Wrap-up

1. Items for next month's meeting from board: Formally set up committees.
2. Next BOD meeting will be on August 29, 6:30 PM at Belinda's house.
3. Board orientation will happen on Friday.

H. Executive session: Past due accounts, Sprentall dispute

I. Adjourn