

## Elk Meadows Board of Directors Meeting Minutes

February 15, 2022

1. Call to order 6:44 pm via ZOOM
  - a. Roll Call - In attendance, Board members: Stephanie Kissner, Eddie Kemper, Andrew Temple, Maggie Guscott
  - b. Visitor -- Zachary Lavergne, Lot 3, recently purchased from Carla Schilling
2. Call for items to be placed on the agenda by Board Members
  - a. No Board items
3. Open Forum (2 minutes for an owner to speak)
  - a. No member (visitor) items.
4. Treasurers Report
  - a. Income/Expense Report:

2021 (January – December) financial reports are posted on the web.  
Income for 2022 Q1, so far ahead of budget (as a result of annual dues payments).
  - b. Major 2021 Q4 Expenses:

Directors and Officers Insurance annual premium (\$5,900, half that of prior years).  
Snowplowing (anticipate under budget).
  - c. Upcoming Quarterly Expenses (February – May 2022):

Winter-spring snowplowing.  
General Liability insurance annual premium (approximately \$4000.00 in April or May).  
Capital expenses (per Capital Replacement Plan, approximately \$8000.00 in 2022) for  
Water Distribution system maintenance.
5. Formal Acceptance/Approval
  - a. November 2021 Board meeting minutes as presented. Motion to approve: Maggie Guscott; seconded: Stephanie Kissner; all approved; motion passed.
  - b. For the record: The formal resolution granting lot 13 a Variance for long-term camping permit was approved by Board and sent to the association attorneys January 13, 2022 to be filed with the County.
6. Committee Activity

None
7. New Business-Updates
  - a. Building Guidelines Packet is being sent to property owners of all undeveloped lots.
  - b. Q1 Business
    - i. Annual Governing Policy and Rules documents have been reviewed; no changes are necessary, except Covenant Enforcement Policy to clarify Ouray County role versus EMHOA role in enforcing building regulations. Andrew will work on this and send to all Board Members for further discussion.
    - ii. Capital Replacement Plan review: Repair and replacement activity is roughly in sync with plan projections. Next external plan review (and Reserve Study): 2024 (5-year cycle)). For information, the last external review cost approximately \$3000.00

- iii. Conservation Project: Tree treatment product has been ordered for 2022 (and will be installed in the greenspace).
- iv. Contracts: review, renew: Mike Martinez has signed a new contract as sewer operator. Jim Hayford is awaiting insurance renewal to ensure his costs are covered.
- c. Alpine Lane extension usage: discussion:
  - The 2016 Board resolved that this road was not to be used, except as a fire escape in case of emergency; it has been opened temporarily for construction projects.
  - Resolution: It is now resolved that, as a platted but unmaintained road, it is to continue to be used for emergencies, but, in addition, may be used by HOA members' and residents' motor vehicles, with caution.*
- d. Fire escape (evacuation) route: discussion
  - The Fire evacuation route has a locked gate, but has not been walked or trimmed in some time. We need to confirm easement between Arnhold's and De Pena's (Lots 227 and 228), as well as permission from Rosetti Ranch. Plan to walk the route in May 2022.
- e. 2022 Annual Meeting, call for Member input
  - i. Meeting date and format, Tuesday evening, July 12, 2022 via Zoom
  - ii. Possible items for membership discussion/vote
    - 1. Amendment to declaration to allow Accessory Dwelling Units.
    - 2. Minimize/simplify rules to come into line with Ouray County regulations.
    - 3. Chickens and other animals.

#### 8. Ongoing/old business

a. **Water Report**- All pumps, filters and electronic systems are functioning normally. The hill tank is 95% full. The average daily spring flow is 16,000 gallons. The average daily usage is 12,500 gallons. At time of meeting, three properties were reported to have excess water usage; owners have been alerted.

**Sewer Report**- Bio filters have been cleaned; the plant is winterized. Both U.V systems up and running, ensuring backup. Team will continue with sampling, compliance schedules and reports as required, also maintaining the plant.

b. Roads report - Snow plowing: Sako Excavation is plowing as required.

c. Other items (none)

#### 9. Projects: None

10. Regular Meeting Adjournment: 7:54 pm

11. Executive Session as needed. (None)

Respectfully submitted,  
EMHOA Board, March 4, 2022