

Board's Letter to the Community – June 30, 2021

We thank everyone who has helped us get through this year. In particular, thanks to...

Jim Hayford for his ongoing work to maintain our water and sewer systems.

And our ad hoc Committees: Thanks to Scott Layton, Bill Palace, and others who are beta-testing as part of the *investigation into Internet options*. Thanks to Rick Greene and Scott Alamprese for running *interference on our roads*; to Peter Rowland and Dan Wilson who are taking on the *signage around the development*; and to Kristi Martin for *maintaining our website* and *Meadows Mondays*. Most recently, thanks to Belinda Chisholm for leading the charge on *inspecting and fixing the perimeter fence*; to Doug Bergh and others for *cutting dead aspens and clearing fallen trees*. And thanks to other volunteers like Chuck DeVries who step up and *do things like plowing roads as needed*.

We were saddened to say 'goodbye' to Jerry Johnson ("JJ"), and to Bob Anderson who both passed away this year. Both have been vital in the evolution of Elk Meadows. JJ was a resident here since the early 1990's and involved in the early design and operational aspects of our water and sewer systems. Bob (and his wife, Jeri) had a home on Fawn Lawn, where Kim now lives. Bob, along with John Penca, who passed away last year, were behind the upgrade of our water system in 2006, including securing the USDA loan. The "old guard" moves on...

Status of Affairs:

No increase in dues in 2021, nor proposed for 2022; the dues increase which went into effect January 2020 has covered increased expenses, as intended.

General improvements since July 2020, have included:

- Access to lots 12 and 13
- Power pedestal project (for electric to the water tank, and as a future security platform)
- Upgraded records management system.

Sewer system upgrade to category B, which happened March 2021

- Forced us to retain a new licensed operator and increase level of testing.
- System maintenance has increased from an average of \$1,000/month to \$1,600/month. The Board will reallocate dues reallocated from 3153 (Loan Debt Reserve) to 3161 (Water O&M) in 2019 to 3188 (sewer operations) as needed – without impacting our ability to respond to Reserve Study requirements.

Capital Repair & Replacement Plan and Reserve Study:

- *2019 – 2021 improvements under way or on the horizon* (about \$20K) include:
 - o Water tank: inspection / clean (2021-2024)
 - o Water distribution system: chlorine monitoring system; well/spring meters
 - o Water treatment: UV filters
 - o Signage throughout the community
- *2024 anticipated repairs/improvements* (projected at about \$100K) for which reserve monies are being built, include water tank and distribution system components.

Welcome to some new members:

Tammy Farmin, who inherits from JJ (lot 421), Krista Fox (lot 417), Jill Goff (lot 109), Holly & Walter Hinds (lot 442), Kelly Ryan and San Juan Huts (lots 104, 105), and Andrew Temple & Elly Offutt (lot 23) on Aspen Drive; Hansa Pernefeldt & Joshua Jacobs (lot 8) on Forest Hill Rd; Travis Laverty & Iris Gardner (lot 416) and Stacy & Debra Nissen (lot 426) on Alpine Lane; Kathleen O'Mara (lot 222), Robert & Amber Purser (lot 122) on Alpenglow Lane; Peter & Karen Alexander (lot 22) on Valley View.

In addition, new construction: Bill Rosetti (lot 505) on Spruce Lane; and Andrew and Elly on Aspen Drive.

And now... Elk Meadows HOA is an association of homeowners. *We all have the right – and the responsibility – to manage our community in a way that only we can understand.* You can serve on the Board or on a Committee. Or volunteer for projects or events that just need some extra hands. *Stay informed by reading Meadows Mondays and checking in on our website regularly.*

Remember, this Annual Meeting is electronic. *If you cannot attend or feel that you cannot vote in your own right, please fill out your proxy and assign it to a proxy holder.* Make your voting wishes known to them so that they may cast your ballot according to your views. If the board elections become contested (with more people running than there are seats to fill), then the election will be conducted after the meeting via US mail, in which case you will receive voting materials in the mail and will allow you to vote in a secret manner.

Hope you will connect into the 2021 Annual Meeting!

Your EMHOA Board

Kim Stagg

Stephanie Kissner

Eddie Kemper

Maggie Guscott