



NOTICE TO ALL OWNERS

Owners Association of Elk Meadows Estates

1000 Aspen Drive Ridgway, CO 81432

CALL TO ANNUAL MEMBERSHIP MEETING-meeting quorum = 38 in person/proxy

Please join the Elk Meadows Board of Directors at the 2019 Annual Membership Meeting to be held: JULY 6, 2019 at 9 am.

Location: Ouray County 4H Events Center & Fairgrounds
22739 US 550 Ridgway, CO 81432

Minutes from the 2018 Annual Meeting Do-Over and the 2018 End of Year Financial Report, the 2018/19 Reserve Study and the Proposed 2020 Budget are on our website: <https://www.elkmeadowshoa.org>

In here you will find a blank Proxy Affidavit, the President's letter, A Contact Information & Billing update page, a summary of the proposed budget, and the Agenda. Three of the BOD seats will be open and nominations are still being accepted.

Since July 2018 CCIOA we are now required to put the proposed budget on the ballot. We've included information on the second issue here so that you can have an informed vote on the ballot.

Proxies: If you cannot attend the meeting, you can designate a proxy to cast your vote for you. Please use the Proxy Affidavit forms provided and return as provided on the form.

If you have specific desires for how your vote should be cast, please make those known to your designated proxy holder.

AGENDA

I. OPENING

- A. Roll call and introductions
- B. Open Forum, call to add items to the agenda
- C. Number of shares represented, quorum (Need 38 in person/proxy)
- D. Call for ballot counters (IF QUORUM IS ACHIEVED)
- E. Approve 2018 Annual Meeting Do-Over Minutes (IF QUORUM IS ACHIEVED)

II. COMMITTEE REPORTS/PRESENTATIONS

- A. President's message
- B. Treasurer's Report
 - a. Budget/Finance
 - b. USDA Loan Pay-down report
 - c. Solar Loan report
- C. Lawsuit Settlement report
- D. Water/Sewer report
- E. Solar system report
- F. Roads report
- G. Conservation report
- H. Pay it Forward report
- I. Trails Investigatory report
- J. Governing Documents report

Break - 10 minutes

- K. Governing Documents Mail In Ballot
- L. Management Company Exploration Report
- M. The Changing Demographics of Elk Meadows
- N. Elk Meadows Dues
- O. Capital Replacement Plan and Reserve study
- P. Special Assessment to Repopulate the Reserves Proposal
- Q. Committee sign ups
- R. Fire Hydrant Project
- S. Contingency Plans-Water/Sewer

III. OLD BUSINESS (none)

IV. NEW BUSINESS

- A. Discussion of common complaints-should they become rules
 - 1. Trashcans in roadway
 - 2. Snowclearing of driveways/roads-where to push the snow
 - 3. Number of buildings per lot- should there be a limit
- B. Introduction of candidates for Directors (IF QUORUM IS ACHIEVED)
 - 1. Introduction of nominated candidates:
 - 2. Call for nominations from the floor:
- C. Discussion of issues up for vote (IF QUORUM IS ACHIEVED)
- D. Items from IB above
- E. Election and voting (IF QUORUM IS ACHIEVED)

V. ANNOUNCEMENTS

- A. Results of election
- B. Results of voting

VI. ADJOURNMENT

