

EMHOA Board Meeting Minutes – Jan 14, 2016

Owners Association of Elk Meadows

January 14, 2016, 6:30 pm

The meeting was called to order at 6:30pm by Joe Lange.

A. Opening

1. This meeting was recorded.
2. BOD Roll Call: a full Quorum: Joe Lange, President; Guy Poulin, 1st Vice President; David Mullings, 2nd Vice President; Maggie Guscott, Treasurer; and Diane Thompson, Secretary; and 2 guests: Mary Beth Davis and Helen Bowers
3. Call for items to be placed on the agenda from board members:
 - a. It is necessary to reserve the Town Hall Community Center for the July annual meeting.
 - b. Note that it is illegal and dangerous to park on the road (Diane will send out memo to all)
 - c. David Mullings asked to make a special statement.
4. Open Forum
 - a. A plow is parked out in a driveway above Bill Chipley's driveway.

B. Formal Approval

1. **Dave made the motion to approve the December minutes: Guy seconded it. Motion passed.**

C. Treasurer's Report

1. No outstanding issues.
2. A first draft of 2015 end-of-year financial statements indicate that we have ended 2015 in the red again because of the expense of the sewer pump out, road maintenance, weed control, and interest expense related to the water system. Thus, there will be no excess funds for 2015.
The treasurer's report was accepted as presented.

D. Committee Reports

1. Water/Sewer: Jim Hayford reported that the pumps will be down for a few days until a part comes in. In regards to the State of Colorado report of a violation, Jim said that was rectified.
2. Finance: The 2016 budget was submitted to our accountant. The next stage of the reserve study is to develop details of the replacement costs. Joe suggested revisiting our investment plan.
3. Roads – Guy inspected the road at the end of Aspen Dr. Jonathon Discoe and Bob Sprentall talked. Guy had asked Jonathon to keep pushing the snow up to the gate since there's not enough room to go farther. It was noted that the HOA is billed \$2700 a mo.
4. Conservation Committee: Mary Beth: Based on a conversation with Austin Shelby, Montrose District Forester, we need to repeat the activity and tree treatments of 2015 for both private property and common areas. The same product is the recommended resource (Ponderosa Pines and Douglas Firs) for next year. There are no new threats. The committee will communicate with our lot owners to determine their continuing interest in protecting their trees. Last year 26 owners participated. For those owners wanting confirmation of the count and species, the forester will come up and complete an accurate inventory. The cost is \$52 @ hour -- or \$416 for an eight hour day to be divided among the owners asking for the service. **Joe made a motion to accept this report and for the committee's communication with homeowners: David seconded. Action: Mary Beth's committee will talk to vendor and community.** We can employ the same tree cutters as last year – Helen will talk to them. Austin will do the installs for people. MB and Peter will help.
5. Renters – No update.
6. Governance: HOA Health Check: The BOD, Baird Brown and Murray Bain (Summit HOA Services) will have a meeting and the Elk Meadows community is invited to attend. The BOD will be asking questions and then make recommendations to community. We will send out a report of the meeting to the community. The meeting will take a couple hours. Everyone is welcome to come to the meeting and ask questions to Murray. Joe asked Pam to put out this info on the owners side of the Web Site. Diane will send out by snail mail this report to people who don't use email. Joe would like to stress that the past board and the present board is doing everything we can to abide by the CCIOA rules,

trying to clean up the statutes. We hope for cooperation from everyone in our community, to keep this as uncomplicated as possible. That meeting will be recorded.

7. Communication: no newsletter yet, but included will be the topics dark skies initiative, conservation, and a solar project update.

E. Issues for discussion/action:

a. Construction road damage deposit: The issue of the deposit and refund for road damage as a result of construction was discussed. Joe suggested that if no damage is done to roads, then there should be no penalty charge. Guy suggested that no one should have to pay for road damage if remodeling, because everyone has been paying dues every month.

b. Newsletter – Bring any articles to the Jan 23 meeting. Laurie wants people themselves to write the articles. We need 4-5 topics for it before publishing. David will do a general article about the BOD directions. Walt – Governance. MB – conservation. Helen – Solar.

c. Contract renewals: **Joe made the motion to accept Barteshius' and Scates' contracts: Maggie seconded. Motion passed.**

d. Calendar update: No update.

e. Insurance update. MB still waiting for answer to her last question.

f. Sign installation update – No update; postponed because ground is frozen.

g. Lot 12 access update: The boundary lines were redrawn and agreed upon but they may want to put a deck on the south side. So it'll be redrawn to keep it 25 feet from the green space.

h. Helen's report: Solar Electric Project – We would receive enough Federal Tax credits from implementing a Solar Program to wipe out our yearly Federal Tax liability for the 20 years of their duration. This credit is grandfathered in even if Congress eliminates the Solar Federal Tax Credit in the future. The San Miguel credit is based on 75 Cents per watt. But that could be gone if we apply too late in the year - 1st come 1st served. The cost of the Solar Project is estimated to be about \$73,000. San Miguel Power rebate could be \$13,500. So the net cost to the community could be about \$60,000. The next step is financing. Long term economics suggest that we would come out ahead. There's a 25 year warranty on the panels. The inverters with a 10 year warranty are the only major additional costs that will come up. We have some money on deposit that's not earning interest. Guy suggested that if we put up sample panels so people could see what it would look like, then people could better vote on it. Helen: We could borrow money or pay cash. Other people, including David, who have panels have been very happy with their solar. Helen talked to Duane (USDA in Durango) and we don't have enough additional collateral above what was already used for collateral on the Water System Replacement. Citizen's Bank can give us 4%. David – Leif Jewel is matching up private investors (getting a tax break) with installers. Joe: we need to see if we have any other collateral otherwise the USDA is gone. David: could we use money from the waterfund? Helen: We can't use the maintenance reserve. Joe: one option is to down make a down payment and finance the rest. MB – it's the board's job to negotiate the loan with Citizen's Bank. Joe can talk to these people to find out what collateral we could use. **Joe made the motion for Dave to talk to Steve in the Citizen's Bank: Maggie seconded. Motion passed.** We have to get a permit from the county that takes a few months. Helen will find out what info we have to give them to get a permit.

F. Items from A3, 4 above

1. Date of annual meeting (July 2 or 9th; 9- noon) will be confirmed based on availability of Community Center.

Action: Diane to call Community Center.

2. Parking on roads: Maggie will talk to renters and owners.

3. David stated that he has met twice with the Sprentalls and wanted to put on record his opinion: He reported that his second informal meeting with Bob Sprentall, which included Gail Sprentall, covered their past grievances with the board, and his statement of conclusions included thanks to the prior board for its work on improved policies; that in the Sprentall-Board conflict blame should not be assigned; the Sprentalls' motive in their lawsuit was for the betterment of the community and they remain willing to contribute; the conflict was costly to both sides as the association paid a \$10,000 settlement to the Sprentalls, who paid a net \$17,000 in legal fees; the Sprentalls have issue with a post-settlement boundary survey ordered by the past board and said the matter could have been worked out without a \$1,200 cost; and finally, the past conflict was messy and costly, but has led to an improved community, so it's time to move forward and be neighborly.

G. No need for an Executive Session

H. Adjourn: **Joe made the motion to adjourn: Maggie seconded. Board approved** The next meeting is scheduled for Tuesday Feb 16 at 6:30pm at Joe Lange's residence, 30 Forest Hill Rd.

Signed: Diane Thompson, secretary
February 2, 2016