

**Elk Meadows Board of Directors Meeting Minutes,
November 14, 2023, 6:30pm**

1. Stephanie called the meeting to order at 6:30pm
 - a. Board members in attendance: Eddie Kemper, Maggie Guscott, Stephanie Kissner. Andrew Temple absent due to lack of Internet service; Willy Krois absent.
 - b. Guests: Dan Wilson & Daphne Davis (lots 108, 111), Pam East (lot 126), Susan Christians (lot 221), Peter Rowland (lots 437, 438), Jim Sidwell (lot 213).
2. Call for items to be placed on the agenda by Board Members: None.
3. Open Forum (2 minutes for an owner to speak): Dan and Daphne raised the issue of Prairie Dog poisoning at *Top of the Pines*. The issue was added to the agenda under Paragraph 8.
4. Treasurers Report
 - a. Income: on schedule.
 - b. Q3 Major Expenses:
 - Fence repair: \$12,250 (partnership with A Bar D ranch/Willits)
 - Diversion of Evacuation route away from lot 10 entrance (\$400)
 - Sewer line repairs (\$2,000)
 - Water system repairs: differential pressure gauge etc. (\$2,500)
 - Water tank inspection and cleaning (\$2,950)
 - Quarterly water testing (\$963)
 - CDPHE annual water fee (\$555)
 - 2022 tax preparation (\$2,750)
 - Taxes owed for 2022 (\$441)
 - Taxes estimated for 2023 (\$450)
 - Legal counsel (\$6,964 (\$3,304 of which should be reimbursed by lot owner/violator)
 - Legal filing with State of Colorado & DORA license renewal (\$123)
 - D&O Insurance (\$5,906)
 - c. Q4 Anticipated Expenses
 - Road maintenance exercise as necessary
 - General Liability Insurance (\$5,175)
 - Snow removal (Q4/Q1).
5. Formal Acceptance/Approval
 - a. August 15, 2023, Board meeting minutes: Motion to approve: Stephanie K; seconded: Maggie G. All approved. Motion passed.
6. For the record
 - a. The Board voted by email to initiate a lawsuit against the owners of lot 125 for covenant violations. (Under our Declaration, this property has been out of compliance per paragraphs 8.11, 8.15, and 7.4, 7.5, and the Board has been forced to initiate a law suit to enforce correction of such violations.) The legal process is under way.
7. Committee activity
 - a. Fence repair update: Replacement of a major section of our perimeter fence has been completed by *Kaylor Fencing* in partnership with neighboring A Bar D ranch.

8. New Business - updates

- a. Prairie dog poisoning at *Top of the Pines* has raised some concerns about the danger to dogs and wild animals wandering there. It was agreed that Dan and Daphne would send out a letter on social media; the Board offered to do an email blast; Peter suggested that such a message also be sent to the County Commissioner.
- b. Fire Escape route check: Access to the Fire Escape route was improved during construction at lot 228. The Fire Escape route is accessible, but in case of disaster, this should receive more attention in 2024.
- c. Request for amendment to Lot Consolidation Policy: The request to consolidate two adjacent lots (with an associated reduction of dues) was raised by the owner of lots 225, 224, and 14. The policy was written to disallow any further consolidations after the one-time offer to do so in 2013, in order to protect income to the HOA, and maintain a fair distribution of assessments. If precedence is set to allow such, there could be another nine such requests and a possible loss of \$20K per year to the HOA. However, it was agreed to carry this issue to the next Board meeting (February 2024), and then as necessary to the Annual meeting for membership consideration and vote.
- d. Synchronization of HOA regulations: County regulations. Issue postponed due to lack of time to think through this process.

9. Ongoing/Old Business

- a. Water report: Average daily usage was 9,652 gallons for October. Average daily spring flow was 19,000 gallons. Average daily well usage was 1409 gallons. 4 properties showed excess usage. Susan C. added that this year's annual report to the state has been submitted as required, and that the unaccounted water loss seems to have been detected and corrected.
- b. Sewer report: Operation normal.
- c. Roads report: It is still expected that Clearnetworkx/Earthworx will complete their commitment to repairing road damage following fiber installation. Thereafter we will re-establish a fall maintenance plan.
- d. Other items? None.

10. Projects

- a. Water Restriction policy review and update: Eddie K and Susan C. reported that they are considering a 2-part charging structure for excess water usage: (1) for usage over 7,000 gallons a month, the charge would be 10 cents per gallon; (2) for usage over 10,000 gallons a month, the charge would be 20 cents per gallon. They are also considering a 2-month grace period for repairing the problem causing such excess usage. This issue will be raised at the February Board meeting.

11. Regular meeting adjournment

- a. The 2024 Board meeting schedule was set as follows: February 13, May 14, August 13, November 12.
- b. Next Board meeting (February 13, 2024, 6:30pm via Zoom)

12. The meeting was adjourned at 7:47pm.

13. Executive Session: none.

Notes:

- The Board's meetings are dedicated to the goals and business of the association.
- Member insights are valued and welcome. Open Forum (Item 3) is an opportunity to present brief comments or pose questions to the Board for consideration or follow-up. The time limit is designed to keep the meeting focused on the business at hand, and in no way should be interpreted to limit conversations beyond the board meeting.
- If you are interested in helping EMHOA achieve its goals or improve its operations, we encourage you to talk to a member of the Board or any committee.