

Elk Meadows Board of Directors Meeting Minutes V2
May 16, 2023, 6:30pm

1. Call to order: 6:40 pm
2. Roll Call - In attendance: Maggie Guscott, Andrew Temple, Willy Krois, Stephanie Kissner.
Absent: Eddie Kemper.
Guest: Peter Rowland
3. Call for items to be placed on the agenda by Board Members: None
4. Open Forum: Peter asked to talk about Signage, Weeds and Bears
5. Treasurers Report
 - a. Income: slightly ahead of budget
 - i. As a reminder to the community, late charges/interest is charged for late payment, i.e. payment received after the last day of the month (as has always been the case. Collection of Dues Policy posted on the web (updated November 2022 per Federal mandate) provides detail.)
 - b. Q1 Major Expenses:
 - i. Water fund permits (\$143)
 - ii. Cannon ditch easement with Rosetti: legal work complete: \$2,000
 - iii. Sako Excavation: snow plowing: \$16,000 for the season
 - iv. J&J: excavation re. sewer line cut and unclog work: \$1,112
 - v. Spring Branch Forestry: MCH packets & application in greenspace: \$1,185
 - c. Q2 Anticipated Expenses
 - i. General Liability Insurance premium due (\$3,800)
 - ii. Fence repair: \$12,000 (partnership through ranch manager Willits)
 - d. USDA annual loan renewal paperwork completed, submitted.
 - e. 2023 Treasurers Report, 2024 draft budget, posted to the web.
6. Formal Acceptance/Approval
 - a. February 21, 2023 Board meeting minutes. Motioned to approve: Guscott, seconded: Kissner, all approved; motion passed
 - b. Annual policy review: Complete. No changes needed at this time.
7. Committee activity
 - a. Fence repair plan. Fence walk is scheduled for June 4, 2023. The west side of Elk Meadows will get new fencing this spring, which is being coordinated by Pat Willits, Ranch Manager, with Kaylor Fencing doing the installation.
8. New Business - updates
 - a. Fire Escape route check – combo in dropbox.
 - i. walk and/or drive/cut brush: Planned for summer 2023
 - b. Annual meeting planning: Monday, July 10, 2023, 6:30pm, by Zoom meeting.
9. Ongoing/Old Business
 - a. Water report: Systems working normally; wells reported to be recharging fast
 - b. Sewer report: Systems working normally; Peter R raised the question of cleaning the gravel bed professionally

- c. Roads report: Clearnetworkx is still installing fiber, final operational date to be determined. Roads are to be repaired by them per contract (gravel, water, roller, etc). Andrew will follow up, adding ditch and culvert work per Road committee and Peter R's suggestions using Sako Excavation.
- d. Signage: Peter R will put signs up, noting signage is particularly effective for new owners and short-term rentals. He also requested a call to the community for help on this ongoing initiative.
- e. Conservation committee: Peter will contact Diane Thompson (committee chair) re. details on notice to the community regarding MCH packets and weeds.

10. Projects

- a. Capital Replacement Plan, Reserve Study update is underway (though Association Reserves); will be posted to the web by July.
- b. Newsletter to promote Potluck Party and Fence Walk/Repair on June 4; major Fence repair by contract with Kaylor Fencing this spring/summer; noxious weeds and MCH packet ordering; call for volunteers for weeding and signage per Peter R's advice.

11. Regular meeting adjournment at 8:30 pm

- a. Next Board meeting (August 15, 2023)

12. No Executive Session needed.