

Elk Meadows Board of Directors Meeting 05-25-2025 - Meeting Minutes

Agenda Item	Discussion	Add. Notes
Meeting called to order 6:33pm		
Roll call	In attendance: Pam East, Susan Christians, Maggie Guscott, Peter Rowland, Scott and Patti Alamprese, Joe Maslowski, Lona Christiansen, Ramon and Danielle Rodriguez	
Call for items to be placed on the agenda by board members	None	
Open forum	Joe Maslowski raised the question of homeowner interest in supporting an initiative proposed by a larger CR5 landowner to set up a special metro district – or other way - to pave or chip seal CR5.	
<p>Treasurer's report – Maggie Guscott – Treasurer</p> <ul style="list-style-type: none"> <li>Income/Expense Report</li> <li>Independent financial review</li> </ul>	<p>Expenses this quarter (February - April):</p> <ul style="list-style-type: none"> <li>Snow plowing</li> <li>Green space tree treatment against bark beetle</li> <li>Water system: Meter reading equipment upgrade</li> <li>Sewer system: Testing and lagoon treatment</li> </ul> <p>Anticipated expenses for next quarter (May - July):</p> <ul style="list-style-type: none"> <li>General liability insurance</li> <li>Road maintenance (spring grading)</li> <li>Fire mitigation, weed spraying</li> <li>Escape route (initial work to) construct – new, unplanned</li> <li>Fence replacement (1/4 mile with A Bar D) - new</li> <li>PFAS system per EPA ruling (initial work) – new, unplanned</li> </ul> <p>Reserve funds pay for major expenses May be time for an independent review to determine status of finances and potential need for increase in dues.</p>	<p><i>Fence – approx. \$7,000</i></p> <p><i>PFAS testing - Mike may have grant money to help with testing expenses</i></p> <p><i>Discussed briefly but no action taken</i></p>

Approval of meeting minutes from 2/11/2025 meeting	Motion to approve: Susan, Maggie seconded; motion passed	
New Business <ul style="list-style-type: none"> <li>Community survey</li> </ul>	<u>Community survey</u> <ul style="list-style-type: none"> <li>Pam summarized the results of the recent survey and will send out a more detailed summary to the community sometime in June.</li> <li>Grouped responses according to 12 categories, then by Current Concerns, and Future Concerns</li> <li>37 responses – 65% full-time residents, 30% Part-time residents, 5% Property owners with short term rentals</li> <li>Top 3 concerns for now and the future are Roads, Water, and Fire</li> <li>ADUs came in at #4</li> </ul>	
Ongoing/old business <ul style="list-style-type: none"> <li>Water report</li> <li>Sewer report</li> <li>Road maintenance</li> </ul>	<u>Water report</u> <ul style="list-style-type: none"> <li>Supply continues to be good (spring flow exceeds usage) and system is functioning normally. The new meter reading equipment is awaiting software to connect to Quickwater for monitoring and billing purposes.</li> </ul> <u>Sewer report</u> <ul style="list-style-type: none"> <li>System is functioning normally; testing continues to increase in line with State requirements.</li> </ul> <u>Road maintenance</u> <ul style="list-style-type: none"> <li>Spring road grading has been completed. Roads will be checked to make sure they have been satisfactorily addressed.</li> <li>The budget was increased by \$5K to recognize homeowner concern about the condition of our roads.</li> <li>Patti Alamprese said that no work was performed on Forest Hill, would like to have something done.</li> </ul>	<p><i>Andrew was contacted later, and he stated that no side roads were addressed, only the main, Aspen Dr.</i></p>



	<p>proposed. Same distance, 6 miles, through Park Estates on Elk Ridge Trail Rd to CR17.</p> <ul style="list-style-type: none"> <li>• Property owner to the south, Gary Hallowell has agreed to give Elk Meadows residents access on his road/property and to maintain the road at his expense.</li> <li>• HOA would need to build a connector road through our open space and pay for gate, which Gary Hallowell has offered to build/install. Maggie said reserve funds could be used for gate/road building expenses.</li> <li>• It is a fire department initiative. Project/route is not just for the benefit of Elk Meadows, but rather part of the county-wide emergency preparedness initiative/strategy. Would also provide benefit to Park Estates residents in the event of a fire blocking their main escape route (Elk Ridge Trail).</li> <li>• Route also provides access for equipment. Susan questioned 2-way access, and Joe said the route is capable of supporting 2-way.</li> <li>• Peter Rowland expressed concerns about needing to get any kind of agreement with Gary and/or Park Estates residents in writing. He's skeptical about Gary's willingness to help, thinking he wants something in return.</li> </ul> <p><u>Safe space</u></p> <ul style="list-style-type: none"> <li>• Rosetti Meadows?</li> <li>• A mock evacuation is tentatively planned for November that is being performed by town and county departments.</li> </ul> <p><u>Notification system?</u></p> <ul style="list-style-type: none"> <li>• Some discussion about a siren on Gary's property, but Ramon said they discovered the cost was prohibitive.</li> <li>• Susan Googled and found that grants for funding the construction of a siren system may be available.</li> </ul>	<p><i>Pam thought – isn't the county emergency notification system built for just this? Do we need something</i></p>
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<ul style="list-style-type: none"> <li>Conservation projects</li> <li>Perimeter fence check</li> <li>Water Restriction Policy</li> </ul>	<ul style="list-style-type: none"> <li>Ramon stated we're still lacking a good way to get the word out.</li> </ul> <p><u>Weed spraying</u></p> <ul style="list-style-type: none"> <li>Spring Branch (Austin Shelby) is scheduled for May-June and then again for July-August.</li> </ul> <p><u>Tree treatment in our green spaces against bark beetles:</u></p> <ul style="list-style-type: none"> <li>MCH application for Douglas Fir is complete.</li> <li>Ponderosa Pine Verbenone treatment is scheduled for May-June.</li> </ul> <p><u>Perimeter fence report</u></p> <ul style="list-style-type: none"> <li>Joe confirmed that the problem created from trees downed below his property that fell on the fence has been fixed.</li> <li>Pam will schedule a 'fence walk' project to note and repair fences where necessary.</li> <li>Is Andrew on board to work with Richie Weber on problem area near the water treatment plant?</li> <li>Patti stated that calves come through the fence near Spruce and the green space.</li> <li>Cricket Weber was here a lot last summer checking and helping get them back. Also, Chuck ? (resident) helps.</li> </ul> <p><u>Water Restriction Policy</u></p> <ul style="list-style-type: none"> <li>It is recommended that Elk Meadows retain an outside consultant regarding a more viable water restriction policy, to update the existing one.</li> </ul>	<p><i>else? Encourage residents to sign up if they haven't already?</i></p>
Next meetings	August 12 , November 11	
2025 EMHOA Annual Meeting	Date – July 10 <sup>th</sup> , 6:30pm Format – Hybrid, in person and via Zoom Location – 4-H center	

	Details: Meeting packet will be put together in the next week for Board review, in readiness for snail-mail distribution by June 10 <sup>th</sup> .	
Meeting adjourned 8:34 pm		