

Owners Association of Elk Meadows
Board Meeting Minutes
February 16, 2016

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 (via Skype); Maggie Guscott, Treasurer; and Diane Thompson, Secretary.
Three member guests: Mary Beth Davis, Helen Bowers, Walt Atwood.
3. Call for items to be placed on the agenda from board members:
 - a. Town hall reserved for July 9 for EMHOA annual meeting
4. Open Forum. None

B. Formal Approval

- a. Joe made motion to approve the January minutes with the clarification in David's report that the \$10,000 was paid by our insurance, Maggie seconded. Motion passed.

C. Treasurer's Report

1. Maggie stated that
 - a. First draft of the end-of-year 2015 financial statement is as expected.
 - b. This month's financials (income versus expenses) are "normal", including the delinquent report, which is longer due to additional annual and semi-annual dues.
 - c. Lot 127, on which Elk Meadows has a lien and which was originally scheduled for foreclosure sale on February 3rd, should be sold and the superlien settled within the next couple of months.
 - d. The Alpine Bank box will be transferred out of Jim Wing's name and into Diane's name.
 - e. The road damage deposit for her garage build will be returned to Maggie, per board decision regarding that construction.

Joe made the motion to accept the treasurer's report, Guy seconded it. Motion passed.

2. Joe reported on the Laws's property trade: we have to wait a couple months for the county's approval. The people who live adjacent have approved.

D. Committee Reports

1. Water/Sewer – Jim Hayford is fixing the faulty generator per board decision.
2. Finance – No update.
3. Roads – Guy reported that Jonathon said he physically can't plow up past the gate without getting stuck in the ditch. Also, regarding the slush/icy road conditions associated with snow melt, we need to stipulate in Jonathon's contract to make a pass as necessary to clear away said slush/ice before freezing. Maggie made the motion to accept this report, Joe seconded it. Motion passed.
4. Conservation: MaryBeth will put the tree treatment packets together and get them sent out to the community within the week. She added that our order will be in early enough to get the discount. We'd like to get at least 26 lots involved.
5. Renters: No update.
6. Governance – Walt met with Murray and put on our Web page a report plus an audio report to the community. The next step is to decide whether to come under CCIOA or not, and then to present the options to the community.
 - a. The expectation is that there will be more and more regulations in the future which will make management an ever-increasing challenge. Also, as Joe stated, now that we have been alerted to the fact that we have problems, we cannot elect to do nothing. David stated that his conflict is that the DNA in our community has never been for (Denver) regulations. After discussion, Maggie made the recommendation that we opt to come under CCIOA; Guy seconded it. Motion passed.

b. As to how to proceed, after discussion as to who has the expertise to help Elk Meadows rewrite its documents, who has the necessary knowledge of Elk Meadows, how much such an endeavor would cost, and how Elk Meadows would pay for same,

(i) Maggie made the motion to retain Summit HOA Services (consultant Murray Bain) to prepare for presenting the project to the community at the annual meeting, including deliverables, cost, timeline, and rationale; capped at \$2500 for this first stage; Diane seconded it. Motion passed. Maggie will check the 2016 budget for funds available for such work.

(ii) Joe made a second motion to ask Murray Bain for a cost estimate to contract his attorney for document revisions. Guy seconded it. Motion passed.

7. Newsletter – goal to get another edition out by end of February. Articles are currently being submitted by Walt re. the Governance report, Peter Rowland re. the Dark Skies Initiative, MaryBeth re. the Conservation project, and potentially David re. board issues.

E. Issues for Discussion:

a, b. Covered above.

c, d. No updates

e. Solar: Helen reported no updates other than waiting on a board decision. Joe reported having researched Anasazi, low bidder, and Alasta, the second lowest bidder on line. Anasazi is a Montrose firm so there would be no Ouray County sales tax and neither would Alasta, being from Mesa County. Alasta has done 2000 installations --- no negatives for either Anasazi or Alasta. Both have A+ rating with BBB. Some companies that gave us bids had visited the sites and some had not. So there could be revisions in some of the final bids. We need to decide where the solar panels would go as the price would be affected by the location. David would volunteer to be on a committee to assist in these decisions. Guy: this is a capitol improvement and we have to look at replacement costs. Joe asked David to pick several others to serve on the Committee. Helen Bowers will serve and Willie Krois, an electrician might help too. Both David and Helen have their own solar systems, so would be knowledgeable about the issues involved. David will talk with Citizens Bank and try to conditionally lock in 4% interest. Joe: need on site evaluation and final bids before moving forward. Timing will be dependent on David's return to EM and snow melt. Estimated time is mid-March. We already have collateral with Citizens Bank.

F. Items from A3 above: None.

G. Executive Session not needed.

H. Adjourn.

Maggie made the motion to adjourn the meeting; David seconded it. Motion passed.

Next meeting: 6:30pm March 22 at Joe Lange's home.

Respectfully submitted: Diane Thompson, secretary
Feb 20, 2016