

May 1, 2017

Dear BOD,

The Town Hall Meeting regarding Feedback on the newly presented draft of the Amended and Restated Governance documents was held on April 30, 2017 at the Ridgway Community Center. 27 Members had provided feedback on the documents. 29 Lot Owners were represented in the Town Hall Meeting. 3 were logged into the Teleconference.

Murray Bain, Summit HOA Services (Consultant) and David Graf, MoellerGraf P.C (Attorney) conducted the meeting discussion and review of the feedback we had received. The meeting lasted three hours.

The conduct of the meeting can best be described as instructive, informational and civil. The development of understanding by the participants of their individual and collective role in the formulation of the next set of Governing documents slowly evolved and became very constructive as the meeting progressed. The opportunity and responsibility of the Members to define the parameters which best suits the culture of EM was recognized.

There were a few emotionally charged topics, which through discussion and compromise provided a more confident expectation that the final outcome would meet the general consensus of the Members.

The takeaways of the meeting are;

1. The consultant and the attorney will integrate the feedback received into an amended set of documents to be presented to the community for additional review and feedback.
2. A sub-committee of the Governance Document Review Committee will be formed to address, develop and recommend the language and criteria for Declaration, Article 6, Architectural Standards and Review Committee and Article 8, Use Restrictions, Section 8.13 Parking. This result will be provided to the BOD for acceptance and integration into the next revision of the documents. A Task Force Charter will follow for BOD approval to form this sub-committee.
3. There are a few issues which would enjoy the benefit of a survey, straw vote or an outright vote prior to their integration into the new documents.
 - a. They are;
 - i. Animals, the expansion of authorizing domestic animals to be held in the development beyond the cats and dogs that are now defined.
 - ii. Assets for Common Use regarding the payment of service fees for Member's who are not on the Waste Water Treatment System. There may be additional input to this issue from David Graf for consideration.
 - iii. Acceptable structures within Elk Meadows. The addition of Yurts and Mini Homes.
 - b. There may be others that could benefit from some sort of assessment of what is acceptable or not before the final set of documents is prepared.

The next set of amended documents for community review will be drafted as soon as possible. I would hope we could have them in the hands of the community before the Annual Meeting so there is an opportunity for any discussion that would be helpful before we receive the next round of Feedback.

Respectfully submitted for the Record.

Walt Atwood