

Owners Association of Elk Meadows Estates

Minutes of Meeting: November 12, 2020 via ZOOM

1. Call to order at 6:30 PM, virtual meeting
 - a. Roll Call-in attendance Stephanie Kissner, Maggie Guscott, Kim Stagg, Eddie Kemper; Sebastian Wicklein absent.
 - b. Visitor: Dan Bartashius
2. Call for items to be place on the agenda by Board members. None.
3. Call for items from the Floor.

The Board invited Dan Bartashius, ORC operator, to speak: Dan informed us that he is retiring at the end of December, 2020. Dan suggested a replacement, Mike Martinez in Montrose who has the requisite licenses. The State is upping license requirements as of March 2021 such that EM is required to have a B-license for each of the water and the sewer systems. Jim Hayford will have the required licenses for water treatment, as well as distribution and collection, and our new operator must have the required licenses for sewer treatment. Dan will contact Jim Hayford and Mike to schedule a meeting with the Board. Dan will also contact Roto Rooter about pumping out a section of the sewage tank. Dan reports that the sewage system is in compliance.
4. Treasure's Report:
 - a. FINANCIAL REPORT
 - i. INCOME
 1. Allowing for delinquencies we are within budget
 2. Reducing the number of delinquencies, we are pursuing legal action on 3 owners, including one foreclosure
 3. Properties may have their water shut off for delinquency, per collection policy
 4. Call for Executive Session per Conduct of Meetings Policy, paragraph 5f (invasion of individual privacy)
 - ii. Q3 EXPENSES
 1. Major expenses have been for
 - a. Gravel (road maintenance)
 - b. D & O Insurance
 - c. 2019 Audit (last required audit); the Board can choose to continue with an annual financial review to ensure USDA reporting is complete and accurate
 - d. (Although not a significant expense) Safe for original documents
 2. Capital Improvements

- a. Water, sewer taps for lots 23, 228
 - b. Electric up to the water tank (completing the project started last year)
 - b. OTHER ISSUES
 - i. DORA and Secretary of State filing (Moeller Graf is now our Attorney of Record)
 - ii. Formal 2021 Budget provided to accountant for 2021 Budget versus Actual reporting.
- 5. Formal Acceptance /Approval
 - a. August 2020 Board meeting minutes amended to state “removing reference to guaranteed service.” Motion to approve, Kim Stagg, seconded by Maggie Guscott, motion passed.
 - b. Conduct of Meetings Policy Motion to approve posted version, Maggie Guscott, seconded by Kim Stagg, motion passed.
 - c. Draft Rules Document There being no member comment, motion to approve, Kim Stagg, seconded by Maggie Guscott, motion passed. This document now stands for the formal Rules of the Association.
- 6. Committee Activity
 - a. Repair and replace 2 sections of perimeter fence (per Fence Committee Report, posted on web)
 - b. A Board member will contact neighboring rancher in March 2021 to proceed with replacement/repair of SW and N section.
 - c. Short-term rental committee: The Board issued a charter to form a committee for short-term rental management. No update.
 - d. Roads Committee: Scott Alamprese, Roads Chair, stated: Per 2-year plan, road has been graded for drainage and gravel applied. Next year key spots will be widened as previously discussed and culverts will continue to have debris removed.
 - i. Rick Greene has volunteered to be a liaison between the Board and Chris Miller
 - ii. The Board has requested a written detailed schedule complete with dates of service including what roads were graded and had gravel applied and what roads still need grading and gravel along with costs; also to include culvert and ditch work.
- 7. New business-updates
 - a. Speeding and Dust control: Four new “Slow Down” signs need to be put in place. A request to the Roads Comm will be sent for volunteers.
 - i. Suggested locations included the upper part of Aspen Dr. near Lot 425 and Lot 419, and Lot 203 closer to the entrance to EM
 - b. Records Management, storage, maintenance & backup: Eddie Kemper is working on this. He lost signal and was unavailable for comment.

- c. County Commissioner's Board Meeting-attendance. Following a meeting with the County to determine action on certain properties which are out of compliance, the Board plans to attend the County Commissioner's meetings in the future to reinforce enforcement of regulations. The next meetings are 11.17.2020 and 12.08.2020; at least one member will attend.

8. Ongoing/Old Business

- a. Water Report: All pumps, filters and electronic systems are functioning normally. The hill tank is 95% full. The average daily usage was 12,000 gallons. The average daily spring flow was 17,000 gallons.
- b. Sewer Report: See Item 3 above. Dan Bartashius reported that everything was in good order. He recommended a partial pump and is contacting Roto-Rooter. He does not recommend homogenization as done in the past. Sewer system is in compliance.
- c. Clearnetworx Update; Mountain Broadband
 - i. No new information from Clearnetworx
 - ii. Stephanie Kissner spoke with Rob McAtee from Mountain Broadband. He said if he could get a commitment from half of the residents in Elk Meadows he would install a 50K tower to give us better signal. The Board will post this in MM to see if there is interest.
- d. Mediation scheduled for Tuesday November 17, 2020 via Zoom to discuss status and resolution of items of the last Settlement, December 2019 (2018 financial discrepancies and response from auditor; Professional Management Exploration proposal and outcome; shed removal issue on one neighbor's property)
- e. Safe for important/original documents: Purchased and installed in fire house

9. Projects

- a. Road signs: Purchased, need to be installed. (see 7ai)
- b. Directory: Stephanie Kissner and Kim Stagg will work on updating the directory. The Board agreed to get information from owners with long-term renters so we can include them in email communications and Meadows Monday.

10. Calendar events to address during Q4 (December – February)

- a. 2021 EMBOD meeting schedule: Th 02.18.2021, Th 05.20.2021, Sat., 07.10.2021 (Annual Meeting), Th 08.19.2021, Th 11.18.2021
- b. Publish 2021 Budget, including Reserve Accounts
- c. Review
 - i. Governing Policies, per annual commitment.

- ii. Capital Replacement Plan/Reserve Study (last externally-conducted plan December 2018, next 2023)
- d. Conservation Plan, Road Plan for the year

11. Executive session

The Board went into Executive Session per Conduct of Meetings Policy , paragraph 5, item f, to discuss items that would otherwise invade individual privacy. As a result of the Session, the Board will proceed with the direction advised by our attorneys and continue to keep in close contact with the County regarding compliance problems and enforcing regulations.

12. Meeting adjourned at 8:08 PM

- a. Next EMBOD meeting (see 10a)

Respectfully submitted:
Kim Stagg, EMHOA secretary
November 17, 2020