

Elk Meadows Board of Directors Meeting 02-20-2025 - Meeting Minutes

| Agenda Item | Discussion | Add. Notes |
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| Meeting called to order 6:32pm | | |
| Roll call | In attendance: Maggie Guscott, Pam East, Andrew Temple, Willy Krois, Susan Christians, Tony Smith, Savannah Tompkins, Peter Rowland, Megan Hagerty, Rob Rutherford, Patti Miranda, Doug Bergh, Krista Fox | |
| Call for items to be placed on the agenda by board members | Pam East – Beetle packets on greenspace | |
| Open forum | None | |
| Treasurer’s report – Maggie Guscott - Treasurer | <p>Expenses this quarter (Dec, Jan, Feb):</p> <ul style="list-style-type: none"> • Road maintenance (fall grading) • Snow plowing • Sewer system monitoring check (required for permit) <p>Anticipated expenses for next quarter (Mar, Apr, May):</p> <ul style="list-style-type: none"> • Snow plowing • General liability insurance • Road maintenance (spring grading) • Water Meter reading equipment – upgrade \$12,000 <p>Reserve funds pay for major expenses</p> | |
| Approval of meeting minutes from 11/12/2024 meeting | Motion to approve: Maggie, Susan seconded; motion passed | |
| <p>New Business</p> <ul style="list-style-type: none"> • Meadows Monthly newsletter • Community survey • Online payment options | <p><u>Meadows Monthly</u></p> <ul style="list-style-type: none"> • Pam – almost ready, will send out in a few days <p><u>Community survey</u></p> <ul style="list-style-type: none"> • Pam – “official” release date, March 15th. Pam looking into means to distribute <p><u>Electronic payments - Paypal</u></p> <ul style="list-style-type: none"> • Pam – A member of the community asked us to look into an online payment system. Determined that setting up via the | |

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| | <p>website would require a lot of work. For Paypal, HOA would need to set up a merchant account, and users pay a 3% transaction fee. Best option is for owners to use the “bill pay” option through their bank and deposit into the general fund account</p> | |
| <p>Ongoing/old business</p> <ul style="list-style-type: none"> • Water report • Sewer report • Road maintenance • Beetle packets | <p><u>Water report</u></p> <ul style="list-style-type: none"> • Supply is good (spring flow exceeds usage) and system is functioning normally <p><u>Sewer report</u></p> <ul style="list-style-type: none"> • System is operating as it should <p><u>Road maintenance</u></p> <ul style="list-style-type: none"> • Andrew – spring road grading will occur in spring, May/June • Plowing has been going fine this winter, kudos to Andrew <p>Beetle packets</p> <ul style="list-style-type: none"> • Email went out to community to order packets • Volunteers to place them on greenspace? • Peter Rowland suggested contracting, Andrew seconds | <p><i>Maggie to contact Austin Shelby (Spring Branch Forestry) and Cooper Griffith (State Forestry) to obtain quotes</i></p> |
| <p>Ongoing projects – status</p> <ul style="list-style-type: none"> • Fire mitigation project | <p><u>WRWC greenspace evaluations</u></p> <ul style="list-style-type: none"> • Greenspace evaluations with WRWC – someone from HOA should be present – Peter volunteered <p><u>Address placards</u></p> <ul style="list-style-type: none"> • Andrew referred to county standards <ul style="list-style-type: none"> ○ Green background ○ High-visibility address numbers ○ Megan Hagerty commented that the signs were ugly, is it possible to make their own ○ Andrew said standardized signs should be used • Needed for EMS to find homes in case of emergency • Agreed that process would be: | <p><i>Ask Joe Maslowski or Bill Palace to set up</i></p> <p><i>Further discussion about self-made signs needed?</i></p> |

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| <ul style="list-style-type: none"> • Perimeter fence check • Water restriction policy | <ul style="list-style-type: none"> ○ Send out email blast to community to make everyone aware of the county requirement, link to website ○ Also link to Home Depot ordering page? ○ Initiate dialog first, see how many people comply on their own ○ Assess compliance in the neighborhood , contact individually if not compliant ○ If not compliant by ? date, HOA will do it and bill the homeowner <p><u>Chipping services</u></p> <ul style="list-style-type: none"> ○ Arrange One F to provide these services again this summer? <p><u>Perimeter fence report</u></p> <ul style="list-style-type: none"> • Some trees down on fence in various areas, will need to be removed this spring - Other minor repairs needed • Pam will organize fence repair committee when the snow melts • Did the tree company Joe hired fix the fence below the escarpment? • Pam asked Andrew to work with Richie Weber to reinforce fence near the water treatment plant where cows are getting through • No fence work was performed in 2024 and will be necessary in 2025 <p><u>Water Restriction Policy</u></p> <ul style="list-style-type: none"> • Susan was tasked with this but has asked for help from a third-party, doesn't want to receive backlash from people who don't like it • Andrew suggested a private consulting firm, need advising • Goal is to educate people so personal feelings don't get involved • Susan explained the water system of the spring vs. well water | <p><i>Maggie to email Joe, Bill to arrange</i></p> |
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| | <ul style="list-style-type: none"> • Stressed that we are NOT running out of water, but need to be proactive/ intentional/responsible with our use • Existing water policy, average use is spread across the community. Tricky to put into a policy • Is neighborly cooperation (sharing) possible? | |
| <p>Ongoing projects – updates</p> <ul style="list-style-type: none"> • ADUs | <p>These items were issues that were brought up at the annual homeowners’ meeting in July 2024 and were added to the agenda for any further discussion.</p> <ul style="list-style-type: none"> • ADUs – no one on the call asked to discuss this • Pam thinks it will be addressed in the community survey exercise | |
| 2025 BOD meeting dates | May 13 th , August 12 th , and November 11 th were approved. | |
| 2025 EMHOA Annual Meeting | <p>Date – TBD – preferably July 7-11 range</p> <p>Time - Evening</p> <p>Format – Hybrid</p> <p>Location – Maggie to look into 4-H center cost, availability</p> | <i>Maggie to look into 4-H center cost, availability</i> |
| Misc | <p><u>Dust control</u></p> <ul style="list-style-type: none"> • Megan Hagerty asked about dust control • Andrew replied that we never heard back from Ty Barger about collaboration with county for mag chloride • Mag chloride option too expensive for HOA • No other options presented <p><u>Hot topics</u></p> <ul style="list-style-type: none"> • Susan asked about “hot topics” that some homeowners may want to bring up for vote during the annual meeting. These homeowners should plan to present such topics for discussion at the May 13th meeting. • Pam thinks these issues will be identified with the survey, which can perhaps accomplish this goal | |
| Meeting adjourned 7:59pm | | |