

Elk Meadows Board of Directors Meeting 11/12/2024 - Meeting Minutes

Agenda Item	Discussion	Add. Notes
Meeting called to order 6:32pm		
Roll call	In attendance: Maggie Guscott, Pam East, Susan Christians, Diane Thompson, Peter Rowland, Danielle Rodriguez, Charlotte Ehlund-Potter, Rob Rutherford, Doug Bergh, Jim Hayford	Andrew Temple unable to attend Willy Krois absent
Call for items to be placed on the agenda by board members	Peter Rowland – dark skies Rob Rutherford and Doug Berg – Update on fire truck and training Diane Thompson – ADUs and lot consolidation Charlotte Ehlund-Potter - Bears	
New Board announcement	Members, roles: No discussion needed	
Treasurer’s report – Maggie Guscott - Treasurer	Major expenses this quarter (Sept, Oct, Nov): <ul style="list-style-type: none"> <li>• Director/officer’s insurance</li> <li>• Income tax preparation</li> <li>• Control system review (water/wastewater permit requirement)</li> <li>• Fire Mitigation/Tree chipping</li> <li>• Water testing</li> </ul> Major expenses predicted for next quarter (Dec, Jan, Feb): <ul style="list-style-type: none"> <li>• Snow plowing</li> <li>• General liability insurance</li> <li>• Water testing</li> </ul>	
Approval of meeting minutes from 07/13/2024 meeting	Motion to approve: Pam, Maggie seconded; motion passed	
New Business <ul style="list-style-type: none"> <li>• Meadows Monthly newsletter</li> </ul>	<u>Meadows Monthly</u> <ul style="list-style-type: none"> <li>• Pam would like to bring back the Meadows Monthly newsletter, volunteers to write, send out for board approval, and distribute to community.</li> </ul>	

<ul style="list-style-type: none"> <li>• Community survey</li> <li>• New STR requirements - county</li> </ul>	<ul style="list-style-type: none"> <li>• Peter suggested soliciting members to add to it and will add a Dark Skies section for the first issue.</li> <li>• Kristi used to distribute using Constant Contact, service was too expensive for its infrequent use, Pam will get with Kristi to determine best way to distribute.</li> <li>• Diane suggested a section that introduces new members of the community.</li> </ul> <p><u>Community Survey</u></p> <ul style="list-style-type: none"> <li>• Pam presented the idea of a community survey to the Board after the annual meeting in July 2024. Asked if people approved and if the project could move forward. The majority expressed approval, Pam plans to author, work with board to achieve correct messaging, find service like Survey Monkey that will distribute and collect results anonymously. Plans to work on it this winter and hopes to have it ready to send out in January.</li> </ul> <p><u>New STR requirements by county</u></p> <ul style="list-style-type: none"> <li>• Pam asked if the new short-term rental requirements by the county required additional record keeping by the board.</li> <li>• Maggie reported that those who have STRs in the community are required to provide notice of intent to rent each year.</li> <li>• Recorded in the member database.</li> <li>• Rick Greene, Dustin Rubeck, Jennifer Frisbee, Bill Palace have all filed their intent for 2025 rental.</li> <li>• Charlotte shared link to the new county regulations: <a href="https://ouraycountyco.gov/DocumentCenter/View/20505/Ordinance-2024-001-Short-Term-Rental-Regulations-of-Residential-Properties">https://ouraycountyco.gov/DocumentCenter/View/20505/Ordinance-2024-001-Short-Term-Rental-Regulations-of-Residential-Properties</a></li> <li>• There was some group discussion over STR regulations and the potential for our HOA to author our own regulations.</li> <li>• Rob and Doug expressed concerns over fire safety and STR guests not complying with fire bans.</li> </ul>	
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	<ul style="list-style-type: none"> <li>• Additional discussion about the HOA providing a guide to STRs for their guests that explain rules specific to EM.</li> <li>• Maggie offered to contact Rick Greene to get his (apparent) existing document to use as a re-starting point.</li> <li>• Charlotte offered another document as a template.</li> <li>• Pam noted that the STR discussion would most likely come up as an issue in the community survey and generate more discussion around regulations.</li> </ul>	<p>Follow-up with Rick Greene, Charlotte, possibly Jennifer Frisbee?</p>
<p>Ongoing/old business</p> <ul style="list-style-type: none"> <li>• Water report</li>   <li>• Sewer report</li> </ul>	<p><u>Water report</u></p> <ul style="list-style-type: none"> <li>• Supply is good and system is running productively</li> <li>• Annual report was submitted – completed by Susan 11/3/2024</li> <li>• Lead pipe/service line survey – required by state CDPHE regulations. Susan and Jim have identified households that require qualifying letters from the state. Need to be mailed/paper copy, Susan has this in progress.</li> </ul> <p><u>Sewer report</u></p> <ul style="list-style-type: none"> <li>• Jim Hayford reported on the pump-out that occurred in Sept.</li> <li>• Paper products, grease/oil are problematic to the system.</li> <li>• Effluent removed. Haynes Excavation did not have suitable equipment for the entire task, so the project was only partially completed.</li> <li>• The second pump-out of deeper sludge is scheduled to occur in the first week of June 2025.</li> <li>• Testing is coming back to show the system is functioning well.</li> <li>• Jim shared info about the system itself as there were questions and interest. <ul style="list-style-type: none"> <li>– Built and installed in 2000</li> <li>– Certain homes are required to be on a community system to keep from contamination of drinking water.</li> </ul> </li> </ul>	

<ul style="list-style-type: none"> <li>• Road maintenance</li> <li>• Dark skies</li> </ul>	<ul style="list-style-type: none"> <li>– Many homes in the neighborhood have their own septic system.</li> <li>– The system was built for 57 properties, approximately 47 on it now.</li> </ul> <p><u>Road maintenance</u></p> <ul style="list-style-type: none"> <li>• Andrew manages the road maintenance and because he was not at the meeting, no significant updates were discussed.</li> <li>• Residents can provide feedback to the contractor via Andrew.</li> </ul> <p><u>Dark skies</u></p> <ul style="list-style-type: none"> <li>• Peter offered to withhold his dark-skies comments and work with Pam to post them in the newsletter instead.</li> </ul>	
<p>Ongoing projects – status</p> <ul style="list-style-type: none"> <li>• Fire mitigation project</li> </ul>	<p><u>Fire</u></p> <ul style="list-style-type: none"> <li>• The fire mitigation chipping project this summer was very successful, should do it again next year.</li> <li>• Doug, Rob, and Ramon (?Tito?) have been participating in fire fighter training.</li> <li>• The town of Ridgway is providing EM with two fire trucks! One will be parked in the garage at the water facility. The other will be parked at one of the firefighters’ homes.</li> <li>• Firefighters plan to meet with residents on upper CR5 to pool resources, open communication, and better understand evacuation routes/procedures of all in the area.</li> <li>• High-visibility address numbers – everyone needs them as part of the fire mitigation plans. Do we make this a requirement to the community?</li> <li>• Western Colorado Wildfire Council (WRWC) - Plans are in place to work with this local, non-profit organization in 2025 to create a fire mitigation plan for the community.</li> <li>• Bill Palace completed the needed paperwork, and the next step is for the Board to meet with Aaron Johnson of WRWC. He would like to discuss what we can expect from them.</li> </ul>	

<ul style="list-style-type: none"> <li>• Perimeter fence check</li> <li>• Water restriction policy – in progress</li> <li>• Bears and trash</li> </ul>	<ul style="list-style-type: none"> <li>• Follow-up – Pam presented possible dates, and the meeting is scheduled for Monday, November 25<sup>th</sup>, 2:00pm-3:00pm</li> </ul> <p><u>Perimeter fence report</u></p> <ul style="list-style-type: none"> <li>• Pam walked the perimeter fence line on October 26<sup>th</sup> and 27<sup>th</sup> and sent a report to members of the board.</li> <li>• Some trees down on fence in various areas, will need to be removed next spring/summer.</li> <li>• There were problems with cows in the neighborhood this summer (2024). It appears that they are getting through the fence in the area of the meadow/spring/marsh below the water treatment plant. The fence is intact, has 4 strands of barbed wire, but reinforcement is needed.</li> <li>• An 80’-100’ area of fence below the escarpment is severely damaged. While the fence may have already been compromised there, numerous trees were cut from the EM side and felled directly onto the fence, creating much damage.</li> <li>• No fence work was performed in 2024 and will be necessary in 2025.</li> </ul> <p><u>Bears and trash</u></p> <ul style="list-style-type: none"> <li>• There were many instances of problems with bears getting into trash and even homes this summer in EM.</li> <li>• Pam shared observations <ul style="list-style-type: none"> <li>– Open construction dumpsters with household trash in early spring set the tone for the rest of the summer.</li> <li>– Numerous households do not have functioning bear-resistant trash receptacles. With bears able to access trash, the problem got worse.</li> <li>– Found trash strewn about during fence inspection, went back to pick up.</li> </ul> </li> <li>• Charlotte shared her story of a bear, “Dennis the Menace”, getting into their house through a window.</li> </ul>	<p>Follow up with Joe Maslowski about the commercial crew that felled the trees</p>
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	<ul style="list-style-type: none"> <li>– Kelly, an officer with the DOW came up in hopes to stun the bear, but it did not return.</li> <li>• While trash was the main attractant, people also had bird feeders and other attractants out.</li> <li>• What can be done? Bears are not the problem; people are the problem!</li> <li>• Need to do more community outreach next summer, perhaps weekly reminders? Include links to resources.</li> <li>• Pam noted that there was a previous committee that investigated a community dumpster, which is something that Rick Greene also suggested in conversation this summer. The consensus was that doing so would be cost prohibitive to the community.</li> </ul>	
<p>Ongoing projects – updates</p> <ul style="list-style-type: none"> <li>• Lot consolidation</li> <li>• ADUs</li>   <li>• Dues</li> </ul>	<p>These items were issues that were brought up at the annual homeowners’ meeting in July and were added to the agenda for any further discussion.</p> <p><u>Lot consolidation and ADUs</u></p> <ul style="list-style-type: none"> <li>• Several members in attendance expressed their opinions.</li> <li>• It is known that there are a number of illegal ADUs that already exist in the neighborhood.</li> <li>• Maggie made the point that the people or groups of people who want to have issues like these addressed, it is up to them to put together a proposal and come to the board with them. It is not the board’s responsibility to drive these initiatives.</li> <li>• The point was made that water should be a main factor when making decisions that affect the number of residents in EM, like ADUs.</li> </ul> <p>Dues</p> <ul style="list-style-type: none"> <li>• The point was made that an increase in dues should be considered, even if only to keep up with inflation.</li> </ul>	
<p>2025 BOD meeting dates</p>	<p>February 11<sup>th</sup>, May 3<sup>rd</sup>, August 12<sup>th</sup>, and November 11<sup>th</sup> were approved.</p>	

Meeting adjourned 7:59pm		
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