

**Owners Association of Elk Meadows  
Board Meeting Minutes**

Tuesday, February 13, 2018, 6:30 PM at the Ingram residence, 111 Fawn Lane

A. Opening

1. This meeting will be recorded
2. Roll call. Board members Belinda Chisholm, Maggie Guscott, Ceann Ingram, Pam De Peña
3. Call for items to be placed on the agenda from board members (Item F)
4. Open Forum (2 minutes for owners to speak; no Board action required at this time) (none)

B. Formal Approval

1. Minutes from the December 2017 board meeting **Ceann moved to approve the minutes for the December Board meeting, Maggie seconded, all in favor. Minutes approved. [Correction April 5, 2018: Changed October to December.]**

C. Special items

1. Status of Quorum vote. We will check mail on Saturday and then Bill Stagg and Diane Thompson will call owners who have not yet voted.
2. Annual Meeting Presentations:  
Solar: A community volunteer is working up a status report for the annual meeting.  
Committees to be formed:  
Solar: To monitor the system and do a manual tilt four times/year.  
Social: To greet new owners/residents and set up social events  
Trails Investigatory: To *investigate* creating walking trails in EM  
Pay it Forward: To develop a fund to help residents in need or to contribute to other EM projects  
Perimeter Fence: To monitor the perimeter fence and initiate repairs as needed. Charter has been written.  
Need volunteers.

D. Treasurer's Overview. Income is up as expected for this time of year because semi-annual and annual dues payments are coming in.

E. Committees

1. Finance:
  - a. Audit/USDA requirements: We need audits for two more years but will do three.
  - b. Auditor Kelly Scates' contract has been renewed.
  - c. Capital Replacement Plan. Bill Stagg is working on it. We will have it reviewed by a CCIOA expert.
2. Governing Documents
  - a. Walt has sent a summary for Board review
  - b. Plan to go up for a vote at the Annual Meeting

F. Items placed on the agenda by Board members

1. Send card of condolence from the Board to the Jones family.
2. Check policies regarding recording of meetings.

3. Dark Skies generic letter has been drafted and will be sent to owners who violate the Ouray County regulations.

DRAFT