

**Elk Meadows Board of Directors Meeting Minutes,  
February 20, 2024, 6:30pm**

1. Maggie called the meeting to order at 6:30pm
  - a. Board members in attendance: Eddie Kemper, Maggie Guscott, Andrew Temple, Willy Krois. Stephanie Kissner absent.
  - b. Guests: Bill Palace (lot 407), Susan Christians (lot 221), Pam East (lot 126), Peter Rowland (lots 437, 438), Doug Bergh (lot 9), Rob Rutherford (lot 124), Jody Waugh (lots 402, 403), Lona Christiansen & Joe Maslowski (lot 304), Danielle Rodriguez (lot 203).
  
2. Call for items to be placed on the agenda by Board Members:
  - a. Maggie G – Annual Meeting 2024
  
3. Open Forum (2 minutes for an owner to speak):
  - a. Rob Rutherford raised the issue of limits on number of people and vehicles in short-term rentals; added to agenda under Paragraph 8.
  - b. Bill Palace requested discussion regarding Fire Mitigation Plan; added to agenda under Paragraph 8.
  - c. Lona Christiansen raised concerns about the new FedEx Box; added to agenda under Paragraph 8.
  - d. Pam East raised the concern regarding accounting issues, delayed bills. Will be handled by the BOD offline.
  
4. Treasurers Report
  - a. Income: on schedule.
  - b. Q4 2023 Major Expenses:
    - Road maintenance (November 2023): \$3,219
    - Snow removal: \$9,000 (per contract for December 2023 – February 2024)
    - Sewer line break (off Spruce Lane): \$3,292
    - Legal advice re. settlement of expenses (covenant violations): \$1,024
    - Water system maintenance: \$7,025
    - Sewer system maintenance: \$5,643 (includes UV sanitizer)
    - Water testing, Sewer system testing: \$900
    - Utilities: water: \$788; sewer: \$77
    - Accounting services: \$3,900
  - c. Q4 Anticipated Expenses
    - Snow removal (Q1): \$6,000+ (per contract for March 2024 – April 2024, and extra plows)
    - Spring road maintenance (plus Fawn Lane extension: widening to enable winter plowing): \$10,000
    - General Liability Insurance: \$6,000
    - 2023 Tax preparation (per contract): \$2,500
    - HOA dues to State of CO

Weed spraying: \$1,500

5. Formal Acceptance/Approval
  - a. November 14, 2023, Board meeting minutes: Motion to approve: Andrew T; seconded: Willy K. All approved. Motion passed.
6. For the Record.
  - a. Na
7. Committee activity
  - a. See below, Paragraph 8.
8. New Business - updates
  - a. Lot consolidation policy amendment request (Krois, lots 224, 225, 14) to reduce dues as a result of combining lots: EM has a Lot Consolidation policy that does not allow for combining lots to reduce said dues and fees. Discussion reiterated existing policy and the potential financial implications for loss of dues from properties. *No further action taken. This topic may be initiated again at the annual membership meeting for consideration and vote.*
  - b. Annual EM HOA Policy Review: **Action:** *Pam E. volunteered to perform annual review of EM policies for consistency.*
  - c. Fire Mitigation Plan: Much discussion regarding insurability and cost of insurance for lots, escape route, hydrant access, fire mitigation requirements for new builds, mitigation opportunities for dead trees, weeds, wood chippers, potential grants, education via Western Wildflower Association, EM perimeter and escarpment issues, and maintaining the natural setting in EM.  
Also discussed was the issue of volunteer firefighters in EM; so far Ramon Rodriguez (lot 203) and Rob Rutherford (lot 124) are signing up; EM needs 4 for the Ridgway fire truck to be located, once again, in EM. **Action:** *Bill Palace volunteered to spearhead the effort to develop a plan with several members, including Joe M. Rob R, Peter R, and Andrew T, offering input and support. A separate initiative will get underway for additional volunteer fire fighters.*
  - d. Short-term rental limits, potential tax: Issue related to the number of people and vehicles/trailers on a lot in short-term rentals (under 1 year). It is likely not legal to add extra tax for short-term rentals but vehicle restrictions may be possible. **Action:** *Maggie G will confirm.*
  - e. Annual meeting: Considering in-person/zoom opportunity for annual meeting to be scheduled during the 1<sup>st</sup> or 2<sup>nd</sup> week in July. **Action:** *Stephanie K will be invited to set up the date and venue for same.*
  - f. FedEx box: new box for FedEx packages is heavy, muddy and difficult to unlock. Maggie G will look into improving the situation. **Action:** *Following the meeting, Doug B offered to contact FedEx about the problems.*
9. Ongoing/Old Business

- a. Water report: Average daily usage was 9,041 gallons for January. Average daily spring flow was 16,560 gallons. 2 properties showed excess usage.
- b. Sewer report: Operation normal.
- c. Road report: See below, Paragraph 8.
- d. Other items? None.

#### 10. Projects

- a. Water Restriction policy review and update: Susan C. reported that the committee is considering a 2-part charging structure for excess water usage: (1) for usage over 7,000 gallons a month, the charge would be 10 cents per gallon; (2) for usage over 10,000 gallons a month, the charge would be an additional 10 cents per gallon. General discussions regarding 7,000 gal/mo limit and fees appropriate. Also discussed a 2-month grace period for lots experiencing leaks that need repair, with a recommendation to allow lot owners to apply for a waiver of fees at the discretion of the BOD. **Action:** *Susan C will spearhead the draft of (a) a separate educational package to accompany (b) the proposed water policy.*
- b. Roads: Andrew T is reviewing spring and summer projects addressing road base, dust, products for dust mitigation, and potential coordination of work with county work and contractors. **Action:** *Andrew will research and provide more information.*

#### 11. Regular meeting adjournment

- a. Next Board meeting (May 14, 2024, 6:30pm via Zoom)

12. The meeting was adjourned at 8:00pm.

13. Executive Session: none.

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#### Notes:

- The Board's meetings are dedicated to the goals and business of the association.
- Member insights are valued and welcome. Open Forum (Item 3) is an opportunity to present brief comments or pose questions to the Board for consideration or follow-up. The time limit is designed to keep the meeting focused on the business at hand, and in no way should be interpreted to limit conversations beyond the board meeting.
- If you are interested in helping EMHOA achieve its goals or improve its operations, we encourage you to talk to a member of the Board or any committee.