

Elk Meadows Board of Directors Meeting Minutes
May 14, 2024, 6:30pm

1. Maggie called the meeting to order at 6:30pm
 - a. Board members in attendance: Eddie Kemper (started meeting but had to leave), Maggie Guscott, and Andrew Temple; adjunct: Susan Christians (lot 221)
 - b. Guests: Lona Christiansen and Joe Maslowski (lot 304)

2. Call for items to be placed on the agenda by Board Members:
 - a. Maggie – Additional Visa card linked to existing EM HOA account. Reason: when Jim Hayford or Michael Martinez deliver samples for laboratory analysis, often payment requested at deliver. A second Visa card would streamline the efforts.
The board approved the second Visa card for EM HOA.

3. Open Forum (2 minutes for an owner to speak): no items added to agenda.

4. Treasurers Report
 - a. Income: on schedule.
 - b. Q (Feb-May) Major Expenses:
 - Snow removal: \$3,000 (per contract for March - April 1, 2024)
 - Preliminary road maintenance (pothole repair): \$1,250
 - Water permit (Bureau of Reclamation): \$162
 - Quarterly water testing (SGS N. America): \$728
 - Water line breaks (remaining costs): \$337 (over and above \$2,500 for excavation in February)Plus Regular Expenses:
 - Water system, Sewer system maintenance and testing
 - Utilities
 - Accounting services
 - c. Q2 Anticipated Expenses
 - Snow plow end of season: \$2.5K (TBD, per contract, for extra plows)
 - Spring road maintenance (plus road widening to enable winter plowing): \$10,000
 - Directors & Officers Insurance premium: \$6K
 - Sewer-pump-out: \$10K (TBD, monies set aside in separate account)
 - Fire mitigation project: TBD per committee
 - 2023 Tax preparation (per contract): \$2,500
 - HOA dues to State of CO
 - Weed spraying: \$1,500

5. Formal Acceptance/Approval
 - a. February 20, 2024, Board meeting minutes: Motion to approve: Maggie G; seconded: Andrew Temple. All approved. Motion passed.

6. For the Record.

- a. Pam East completed the Annual EM HOA Policy Review of 15 of 16 policies and presented to the Board via email prior to the meeting. (As the water policy is under revision, no review was completed.) In general, recommendations were minor and included reformatting/editing and suggestions streamlining future reviews and web posting. EM HOA Board extends gratitude for the efforts.
7. Committee activity
 - a. Na
8. New Business - updates
 - a. Short-term rental restrictions. The board noted that short-term rentals are regulated by the Ouray Board of County Commissioners. After some discussion, the board chose to defer to the regulations in place by the County. (Link: <https://ouraycountyco.gov/351/Short-Term-Rental-Permitting>)
 - b. The Annual Meeting will be held July 10th, 2024 at True Grit as a hybrid meeting (with logistics to be provided by Eddie Kemper and Stephanie Kissner). The meeting agenda/member packets will be provided to HOA members by June 10th.
9. Ongoing/Old Business
 - a. Water report: As of end of April, system (pumps, filters and electronic systems) were functioning normally. Note that currently the handheld tool for reading meters is not functioning, but replacement parts have been ordered. The average daily usage was
 - i. February 2024: 9,325 gallons; average spring flow was 16,560 gallons.
 - ii. March 2024: 12,364 gallons; average spring flow was 17,000 gallons; wells in use due to turbidity (spring runoff)
 - iii. April 2024: 9644 gallons; average daily spring flow was 17,280 gallons.
 - b. Sewer report: Operation normal.
 - c. Roads maintenance and dust mitigation plan: Andrew reported that June is targeted for road grading/gravel, with resident Alan Kissner offering his time/equipment to haul the gravel (requesting only fuel cost reimbursement). Thank you Alan. Thanks are also extended to Andrew for his ongoing volunteered efforts serving EM via coordinating the road maintenance contract work. The board discussed potential alternative or additional road contractors and services available in the area.

Dust mitigation options were discussed to address dust nuisance and health hazards, particularly on Aspen Drive. Application of magnesium chloride is proposed as an option. Lynn Padgett, County Commissioner, has experience and knowledge with Mag-Chloride in Ouray County and may be an excellent reference for further information. Andrew noted that Mag Chloride also serves to preserve the road conditions in addition to dust mitigation.

The board confirmed that HOA snow plowing should be available on all EM HOA roads (not lot driveways). A section of Fawn Lane and of Forest Hill Road are currently too narrow for plow use, and the HOA will perform road widening work

in these sections prior to the winter season. Per Andrew, there are other areas in the HOA that may require some level of additional road maintenance work. To summarize, the road work schedule includes spring grading, then localized road repairs, followed by fall grading, all before the snow season.

10. Projects

- a. Water Restriction policy review and update: Susan C. provided a draft policy for discussion with consideration for 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. 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. There was much discussion, with recommendation for more consideration/policy refinements, along with member education prior to implementing a new policy. Susan and Andrew hope to meet with Hanna Pernefeldt to discuss and generate further internal educational materials.
- b. Fire Mitigation Plan and Activities:
 - i. The escape route will be walked/driven during the next week to confirm access, with appropriate access permissions requested in advance.
 - ii. Joe M shared the fire mitigation opportunities to be provided and funded by the HOA as listed below (along with his experience and insights with such activities in a previous CO HOA neighborhood).
 1. locating dumpsters (estim. 3, located at the Bradley's drive on Fawn Lane, at the end of San Juan Lane, and near turn around by sewage plant) for approximately 3 weeks in June,
 2. followed by a day of a wood chipper service which would chip brush/materials pulled to the edge/roadside of the lot by homeowners.
 - iii. There were additional general discussions about fire mitigation and educational materials that may be provided to members from publicly available resources.
 - iv. Bill Palace and the team will share additional fire mitigation plan information in the next meeting.

11. Regular meeting adjournment

- a. Next Board meeting (August 13, 2024, 6:30pm via Zoom)
- b. The meeting was adjourned at 8:30 pm.

12. Executive Session: none.

Respectfully submitted
Susan C, 5/19/24