

Elk Meadows Board of Directors Meeting, February 15, 2022, 6:30pm

Join Zoom Meeting

<https://zoom.us/j/7918901769>

AGENDA

1. Call to order
 - a. Roll Call - In attendance, absences, guests
 2. Call for items to be placed on the agenda by Board Members
 3. Open Forum (2 minutes for an owner to speak)
 4. Treasurers Report
 - a. Income/Expense Report
 - b. Major 2021 Q4 expenses
 5. Formal Acceptance/Approval
 - a. November 2021 Board meeting minutes
 - b. Resolution regarding lot 13 variance for long-term camping permit
 6. Committee activity
 7. New Business - updates
 - a. Building guidelines packet
 - b. Q1 Board Business
 - i. Annual Governing Policy and Rules review; recommended edits:
Covenant Enforcement Policy and Rules document re. enforcement
 - ii. Capital Replacement Plan review (next external update: 2024 (5-year cycle))
 - iii. Conservation project: Tree treatment product ordered (greenspace)
 - iv. Contracts: review, renew (water, sewer)
 - c. Alpine Lane extension usage: discussion
 - d. Fire escape (evacuation) route: discussion
 - e. 2022 Annual meeting, call for member input
 - i. Meeting date and format (Saturday, July 9, OR weekday evening, week of July 4)
 - ii. Items for membership vote:
 1. Possible amendment to Declaration regarding ADUs.
 2. Other items?
 8. Ongoing/Old Business
 - a. Water/sewer report
 - b. Roads: snow plowing report
 - c. Other items?
 9. Projects
 10. Regular meeting adjournment
 - a. Next Board meeting (May 17)
 11. Executive Session as needed
 - a. Compliance issues and progress
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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.