

Elk Meadows Board of Directors Meeting 12/2/2025

Agenda Item	Discussion	Add. Notes
Meeting called to order at 6:41pm		
Roll Call	In attendance: Pam East, Maggie, Guscott, Susan Christians, Peter Rowland, Doug Bergh, Danielle Rodriguez	
Call for items to be placed on the agenda	<ul style="list-style-type: none"> • Letter from Diane re: short term rentals: recommend to remove fire pits • Rentals: <ul style="list-style-type: none"> ○ Recommend email for owners that rent (short and long-term) (Action Item: Pam) <ul style="list-style-type: none"> ▪ Recommend to remove fire pit for all rental properties ▪ Reminder about dogs needing to be on leash/under control. ▪ Dark Skies, watch outdoor lights ▪ Items/chemicals flushed down drains ▪ Trespassing onto adjacent ranch properties is not permitted; could have severe consequences ○ Note: Pam/Bill Palace are working on handout from HOA for rentals covering topics above (fires, dogs, skies, drains, trespassing, speeding...) ○ Also suggest to include the above issues in newsletter • Fire mitigation (chipping) program – will happen again next year • Hansa requesting phone numbers for texting ADU survey. EM HOA will allow sharing the numbers of those listed as willing to be contacted. For those not wishing to share numbers, Maggie suggested Board make contact and provide Hansa’s info. Maggie will give list to Pam to share with Hansa. 	

<p>Treasurer's report – Maggie Guscott – Treasure</p>	<ul style="list-style-type: none"> ● Main expenses last quarter <ul style="list-style-type: none"> ○ Water system maintenance and testing ○ Sewer system maintenance and testing ○ Replacement of another section of perimeter fence, partnership with ABarD Ranch ○ Road maintenance (spring and fall 2025) ○ D&O Insurance premium ○ Tax preparation ● Anticipated main expenses next quarter <ul style="list-style-type: none"> ○ Snowplowing, \$3k/mo, plus extra hours ○ Water/sewer systems maintenance and testing 	
<p>Formal Acceptance/Approval</p>	<ul style="list-style-type: none"> ● Annual Meeting Minutes approved. - Peter moved, Pam 2nd 	
<p>New Business</p>	<ul style="list-style-type: none"> ● Trespassing: It is not permitted to wander over our perimeter fence into adjacent ranch properties ● Power lines and dead tree removal, Maggie contacted SMPA, they have arborist who will take care of. Maggie will confirm. Reminder for folks to keep eye out for dead trees. ● Covenants Enforcement – County vs HOA <ul style="list-style-type: none"> ○ Andrew's contact offered to review/advise pro bono. ○ Board approved to accept offer. 	
<p>Ongoing Old Business</p>	<ul style="list-style-type: none"> ● Water System – Operating satisfactorily. <ul style="list-style-type: none"> ○ Water use report – privacy concerns. Report has not been published for last few months. Available to Board and operator. Recommend continuing not to publish. However, users significantly over 7,000 gals/mo are notified by email by Maggie to alert of potential leak. ○ Reminder to be mindful of our water sources and protect green spaces. ● Sewer System – Operating satisfactorily. <ul style="list-style-type: none"> ○ A couple of repairs in mainlines this quarter. We are meeting testing requirements and standards. ● Road Maintenance 	

	<ul style="list-style-type: none"> ○ Ongoing. This year money to improve roads was increased. (Side note: Budget review is in progress to consider impact of increases in costs in general (including road maintenance) on future dues assessed). ● Dogs – loose dogs: owners have been identified and letters sent or pending from Pam. 	
Projects	<ul style="list-style-type: none"> ● Emerg evac route. (Firefighters Doug Bergh, Ramon Rodriquez, Bob Rutherford) <ul style="list-style-type: none"> ○ Note: Hollowell has sold property adjacent to EMHOA; discussions with the new owner (Claus) is in progress regarding evacuation plans. ○ Further options for consideration in progress <ul style="list-style-type: none"> ▪ Safe spot – by pond, protected by pumped water ○ Old escape route – Rosetti’s, road washed out by rains ○ Note: not just an Elk Meadows issue, but full county. Fire department actively researching options. ● Alert App – for emergency notifications <ul style="list-style-type: none"> ○ Pam has researched. There are costs for most/all. Need to weigh options, prices. <ul style="list-style-type: none"> ▪ Could be used for winter storm warnings, snow plow schedules, fire stage warning, mountain lions and bears. ● Emergency Preparedness Drill in Elk Meadows – County wide <ul style="list-style-type: none"> ○ Scheduled for May 	
Next Meeting	Tuesday February 10 th , 6:30 Mtn	