

Owners Association of Elk Meadows
Board Meeting Minutes
May 2, 2017

A. Opening

1. The meeting was recorded.
2. Roll Call: Board Members: Joe Lange, President; Mike Cammack, 1st Vice President; David Mullings, 2nd Vice President; Maggie Guscott, Treasurer; Pam De Peña, Secretary. Members: Scott Alamprese, Helen Bowers, Walt Atwood
3. Call for items to be placed on the agenda from board members:
 - a. Nomination of Pam De Peña as secretary. *In the interest of efficacy, motion to approve said nomination was made at the start of this meeting: Joe; seconded: Maggie; motion passed.* Joe added that this is the first time this fiscal year that we have had a complete board.
 - b. Formalization of ownership of the fire truck garage in Elk Meadows.
4. Open Forum: None

B. Formal Approval

Motion to approve the minutes from the April 2017 meeting: Joe; seconded: Mike; motion passed.

C. Treasurer's Report was accepted as submitted. Main points were as follows:

1. Maggie will go to Citizens Bank to get a solar loan report so our finances are in synch with what is happening
2. Delinquent accounts are being worked on and expected to be paid.
3. Special assessments: 93 owners have paid. Some have requested a more detailed invoice. Maggie sent detailed invoices to these members. All but one has responded. Note: a due date was not included on the original invoice; Maggie put the due date of March 25 on the detailed invoices. Board decided that the final due date will be June 24, 2017, the date of the annual meeting. This will be one year from when the assessment was approved by the membership.

D. Committee Reports

1. Water/Sewer. Jim Hayford reports that the systems are working properly. We are using about 25% of the capacity of the system.
2. Finance. Maggie is waiting for a report back from Murray Bain regarding our reserve study. Murray will report back with the amount of detail recommended for an HOA of our size.
3. Roads.
 - a) Mike said that Dan Choate's grader is available next week for grading our roads. Everyone agreed to go ahead with grading next week. Attempts have been made to get additional bids but contractors are not responding to our inquiries. We will continue to attempt to get three bids each time we hire people to do work.
 - b) Access to Lot 4. Survey and water tap is finished but the roadwork has not been done. Mike will contact Jim to check on status

4. Conservation. We are waiting for the treatment packets. Belinda is keeping the committee informed.
5. Renters. Walt: we are in process with the new documents and the Ouray County rules will be sufficient for short-term rentals. The leasing section warrants more discussion. David commented regarding problems with long-term leasing in the past. The pros and cons of a CBI background check were discussed with no decision.
6. Governance. Murray and David are integrating the feedback from the town hall meeting into a new set of documents to be submitted to the community for review.

Murray and David will come up with suggestions for us to consider on the issue of assessment for services for lots not on the septic system.

Walt suggested we have a survey or opinion poll to solicit feedback from the community on issues such as animals, yurts and mini-homes, and other issues that may come up.

Motion to form a subcommittee to come up with recommendations regarding the Architectural Review Committee and Parking sections of the declarations: Joe; seconded: Mike; motion passed. Committee members are Pam De Peña, Tom Schum, Scott Alamprese, and Rebecca Kindred. Walt offered a task force charter that can be used as a template for creating committees in general.

Mike, David, Maggie, Pam, and Helen are interested in publishing the community feedback to the documents, with no names attached. Murray had recommended we not publish. Walt will go back to Murray to ask for a new recommendation, considering the high interest in publishing.

Timeline? We will have at least one more draft review. We may have another town meeting, possibly as early as July. Final voting will likely be done by regular mail. To adopt the new documents, 67% of the community must approve.

7. Solar. David: Three panels each at water and sewer plant are operating “excellently.” Our contractor was here on April 16 to reposition the panel angles to optimize the solar collection and noticed a jump in collection. Future adjustments will be made seasonally by the solar committee.

Action item: Formally ask San Miguel Power if the credits we accumulate from the two arrays can be applied to the well. Find out whether we can we avoid paying three connect fees.

We received a refund on our \$350 building permit fee.

We need to consult with the structural engineer because we varied from the design for the height of the panels at drinking water plant. We need to make sure they are still structurally sound. If not, there will be a cost for remediation.

8. Communication: No report.

E. Special Items

1. Lot 14 update. We are waiting for the owner to get current with their association dues and then we will proceed with the survey.
2. Annual meeting preparation. Document packet will go out soon by regular mail. We will be voting for new board members. There are no other items up for a vote at this time.
3. Call for nominations for new officers (2017-2019). Terms for Joe (President), David

(Vice President), and Maggie (Treasurer) will expire at the annual meeting. Starting at the 2017 annual meeting we will elect members of the board as Directors. Specific positions (President, VP, Treasurer, etc). will be decided at the following board meeting.

F. Items from A3 above:

1. Appointment of Pam De Peña to the board as Secretary: see A3 above.
2. Maggie brought up the issue of ownership of the fire engine garage. General opinion is that Elk Meadows HOA owns the building but there are no formal documents stating such. [Motion to approve creating a document of ownership: Joe; seconded: Mike; motion passed.](#)
3. Dispute. Helen Bowers had filed a dispute with the board, asking the board to acknowledge that the board violated CCIOA when they published her phone number and email address without her consent.

[Motion to acknowledge that Colorado CCIOA Statute 38-33.3-317\(3.5\)\(b\)\(I\) was violated when the board published Helen's information without her consent: David; seconded: Mike; four members voted aye, one abstained; motion passed.](#) A copy of the dispute is attached to these meeting minutes.

G. Executive session

The Board went into Executive Session per Conduct of Meetings Policy, paragraph 5, item f, to discuss an item that would otherwise invade individual privacy. As a result of the session, David will inform David Graf of the details.

H. Adjourn

1. Items for next month's meeting from board (no discussion at this time)
2. The June meeting is tentatively scheduled for May 31.