

Owners Association of Elk Meadows
Board Meeting Minutes
June Meeting: May 31, 2017

A. Opening

1. The meeting was recorded.
2. Roll Call: Board Members: Joe Lange, President; David Mullings, 2nd Vice President (on conference call); Maggie Guscott, Treasurer; Pam De Peña, Secretary. Members: Peter Rowland, Jim Wing
3. Call for items to be placed on the agenda from board members: None
4. Open Forum: None

B. Formal Approval

Motion to approve the minutes from the May 2, 2017 meeting: Joe; seconded: David;
Motion passed.

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

1. Delinquent reports are as usual. Only one that is an issue at this time.
2. Tap fees have come in for the new builds which accounts for unexpected income.
3. Snow expenses were higher than normal, which we expected.
4. More special assessment payments are coming in. Some still have not paid but they have until the end of 2017.
5. The credit card was cancelled due to suspected fraud. We discovered that the unexpected charge was, in fact, expected; a new card will be issued.

D. Committee Reports

1. **Water/Sewer.** Joe: water system is working fine. Tim will be looking over the sewer and as far as we know there is nothing wrong with it at this time.
2. **Finance.** No news.
3. **Roads** Choate used 15 loads of aggregate vs. 25 last year. Mike Cammack asked him not to do maintenance on certain roads in the neighborhood that did not need it – no need to spend money unnecessarily.

4. **Conservation**

Peter Rowland provided the conservation report.

BEETLE PROGRAM

Due to a paperwork error, we ended up with about 40 extra packets. Peter is trying to sell some of the extras on Craigs List, Facebook, and through our forester. He probably will not be able to sell all of them. We may be able to freeze them for use next year.

Peter recommended that we use some of the extra packets on trees in the common area.

The program went well and Belinda did a great job of rallying forces of volunteers.

David: Motion to authorize our conservation committee chairman to use his discretion for application of surplus packets. Joe: Seconded. Motion passed.

Note: Ceann Ingram is the conservation committee chair.

WEEDS

Peter contacted Pest Away – they didn't come last year because we don't need to do it every year. This year we need to do it, especially for thistle. Peter will oversee the spraying this year to make sure they get out of their truck and spray in areas that can't be reached directly from the truck. He will also do some backpack spraying in areas that Pest Away can't reach.

Some private property will be sprayed. Myrtle Spurge must be eradicated due to Ouray County regulation. If the county discovers certain weeds on private property they may treat them and then send the bill to the homeowner.

What can we do to contact residents to let them know they have invasive weeds that must be treated? Perhaps the new board can send notices via the HOA.

FENCES

Peter is going to walk the whole line. Some areas of the fence are down. Peter recommends that we hire professionals to fix the remaining parts of the fence. He will figure out the status and get estimates for hiring someone to fix the existing fences.

DARK SKIES

It's going really well.

5. **Renters** Pam recommended we retire this committee since rules have gone into effect at the county level. Joe recommended we wait until the new board is in place to make this change.
6. **Governance** Murray and David Graf are still reworking our documents. Murray will be at the annual meeting and can answer any questions.
7. **Solar** David: "Solar Works!" The panels have been repositioned to the optimum settings for summer. We still need confirmation from the engineers regarding the deviation from plan at the water plant and whether we need remediation.

David will present a report on our solar energy generation at the annual meeting.

Monthly electricity generation reports are being posted on the website.

8. **Communication:** We have 128 people on our email list and 5 people on snail mail. Pam is encouraging snail mail people to sign up for email: Snail mail recipients cannot receive HOA information as quickly as email recipients. Providing snail mail service in addition to email is extra work and a small extra expense to the HOA.

Website: We have 84 site members and not a huge amount of traffic. We hope that as the website becomes more active, we will see more traffic

General announcements: The secretary receives occasional requests from members to send out local news. So that we don't become spam, Pam will collect these and send them out together, possibly as a "Meadows Monday" email blast.

We will have a signup sheet at the annual meeting for inclusion on the directory.

We will discuss producing another newsletter after the annual meeting.

E. Special

1. SPEED BUMPS

Many residents sent in opinions on whether speed bumps are effective or desirable in our neighborhood.

We have been treating speed and dust as a single issue, but since dust is generated even at low speeds, especially with larger vehicles, we decided to treat speeding and dust as two separate issues.

Speeding

Speeding in the neighborhood is a real problem and a danger to people, pets, and wildlife and also kicks up excess dust, which is a health hazard. Ideas discussed: 1) Installing speed bumps. The speed bumps being considered are lower than last year's and re-usable so they can be taken down each fall and replaced each spring. They can also be moved as needed. 2) Put "slow down" and "speed limit 20 MPH" signs in five-gallon buckets with concrete so that we can move them around as needed. 3) Add a "ranch entrance" at the front of our neighborhood to emphasize that it's private property and the speed limit is NOT 35 as it is on CR 5A 4) Put a "Reduced Speed Ahead" sign on CR 5A and a "Speed Limit 20 MPH" sign at the start of Aspen Drive. 5) Speed monitor kiosks, fake police cars, reducing speed to 15 MPH, have a "speed committee" of people standing out and holding signs telling people to slow down.

Joe: Motion to buy two sets of speed bumps. The board can decide where to put them. David: Seconded. Those in favor: Joe, David, Mike (by phone). Those against: Maggie, Pam. Motion passed.

A comprehensive plan for new signage should be developed. This is a task for the road committee. Peter and Pam offered to assist.

Dust

Dust is a huge health and property values problem in Elk Meadows. With some vehicles, even very slow speeds create a lot of dust.

Ideas discussed: 1) Mag chloride, 2) the new product being used by Ouray County, 3) a water truck 4) allowing residents who live along Aspen Drive to run sprinklers on the road near their homes. Wetting the road will reduce or eliminate dust. Jim Wing is going to try this near his house as a test subject. If his water bill exceeds his allotment as a result of this test, the HOA will cover the cost.

2. **Nominations for new board members:** Pam nominated Belinda Chisholm. We will read her statement at the annual meeting.

F. Items from A3 above:

None

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.

H. Adjourn

1. Items for next month's meeting from board (no discussion at this time).
2. The August meeting will be scheduled after the new board is elected.