

**Board Meeting Minutes**  
***Owners Association of Elk Meadows***  
November 15, 2016

**A. Opening**

1. Note that the meeting is recorded; however, part got deleted, mistaking it for the recording of a prior meeting.
2. Roll Call: Joe Lange, President; Mike Cammack, 1st Vice President; Maggie Guscott, Treasurer. David Mullings, 2nd Vice President absent on personal business.  
Guests: Pam DePena, Rick Greene, Peter Rowland, Diane Thompson (members).
3. Call for items from the board: None
4. Open Forum:  
Pam DePena raised
  - i. A question about the current charge of \$25 for a copy of the recording of meetings. After discussion,  
**Motion to reduce the fee for same to \$10**, and assuming a thumb drive or equivalent device would be provided: Joe Lange; seconded: Mike Cammack; motion passed.
  - ii. Horses being permitted in Elk Meadows. After discussion regarding acreage requirements and regulation issues, the board recommended that such a change (in our covenants) would in any case require a vote by the membership at an Annual meeting or other such venue.

**B. Formal Approval:**

**Motion to approve the October board meeting minutes:** Joe Lange; seconded: Mike Cammack; motion passed.

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

1. Income continues to be on track with budget, with the delinquent accounts steadily decreasing.
2. Expenses have been as expected.

**D. Committee Reports**

1. Water/Sewer: Joe reported that the potential problem regarding access to the water tank under the water treatment plant has been waived by the inspector. Both Dan Barteshius and Jim Hayford have reported operation of the water system and the sewer system as normal, with Dan keeping a close eye on the sludge.  
**Action:** Maggie will ask Jim Hayford about the maintenance schedule on the water tank(s) and the stand pipe in the water plant in terms of possible leakage into the water tank.
2. Finance:

**Motion to approve the draft 2017 budget:** Joe Lange; seconded: Mike Cammack; motion passed. Said budget is attached to these minutes for general information.

**Action:** Said budget will be sent to Summit HOA Services for comment in light of their current work on EMHOA documents and subsequently, the capital replacement plan.

3. Roads:

- a. A contract for snow plowing is anticipated from Jonathan Discoe per Guy Poulin's advice. Joe added that Tom Edder has agreed to be backup as needed in case of emergency.

**Action:** Mike will contact Jonathan regarding alerting him (Jonathan) to our plowing requirements.

- b. Signage: Peter is developing a proposal regarding location of signs and pricing; also a more clearly defined entrance to Elk Meadows.

4. Conservation: Peter reported as follows:

- a. Weed mitigation is complete for the year; and equipment packed up for storage.

5. Renters:

Rick G and Pam DeP reported on the new renter guidelines incorporating county regulations as appropriate.

6. Governance:

The board is slated to discuss and comment on the third version of same later in this meeting, in readiness to share with the general membership. The main issues thus far are architectural guidelines and hiring of a managing agent.

7. Solar Project: No update other than installation is progressing.

8. Communication:

For the next newsletter, the following will prepare articles:

- a. Joe: status of roads.
- b. Peter: Conservation project updates.
- c. Rick: Renter guidelines.
- d. Tim: sewer system.

**E. Items from A3 above:** None

**F. Executive Session**

None needed.

**G. Adjourn**

1. The next meeting will take place at the Lange residence (30 Forest Hill Rd) at a time and date to be set later.

Respectfully submitted: Maggie Guscott, Acting Secretary

***Attachment***  
2017 Draft Budget