Elk Meadows Board of Directors Meeting – November 17, 2026, 6:30 pm
Zoom link: https://zoom.us/j/91927923473?pwd=lxRmOEzHiM8cnwdVq6bpiKDNdF2CAu.1
Meeting ID: 919 2792 3473
Passcode: 780954

MEETING 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. Treasurer's Report
    a. Income/Expense Report
5. Formal Acceptance/Approval
    a. May, 2026, Board meeting minutes
    b. Adoption of 2027 Budget and increase in dues effective January 2027
    c. Amendment to Bylaws re. removal of $500 cap on General Fund Operating income
    d. Revision of Records Inspection and Copying Policy according to Colorado Revised Statute §38-33.3-209.4, .5, §38-33.3-317 and HB 1237
6. New Business
    a. Items resulting from AGM, July 2026
        i. New Board/Committee members: John Cattin (lot 116), Don Conlee (lot 412)
        ii. Committees: Perimeter Fence Repair, Water Restriction Policy revision, Grant Writing, ARC: Call for committee chairs
7. Ongoing/Old Business
    a. Water report
    b. Sewer report
    c. Road maintenance/issues
8. Projects – status
    a. Evacuation route – status with Clauss family trust, gate
    b. Power lines, trees - status
    c. Perimeter fence repair
    d. Water restriction Policy
    e. Grant writing – objective(s): fire mitigation, other
    f. Bringing EMHOA into compliance with general aesthetics of the community, per Declaration sections 7.5 (Duty to Maintain), 8.15 (Unsightly Conditions)
9. Next meeting dates
    a. Next quarterly Board meeting: February 2027, date to be determined
10. Adjournment
11. Executive Session as needed

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 ae 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.