

Elk Meadows Board of Directors Meeting 02/10/2026 - Meeting Minutes

Agenda Item	Discussion	Add. Notes
Meeting called to order 6:31pm		
Roll call	In attendance: Maggie Guscott, Pam East, Susan Christians, Andrew Temple, Peter Rowland	
Call for items to be placed on the agenda by board members	Peter Rowland – dark skies	
Open Forum	<p>Peter: Dark skies – is the HOA involved in enforcement or not?            Add reminder to newsletter            Adding language from the county ordinance might help educate people what it actually means.            Some people are compliant, some are not. New construction has to meet county requirements; older homes built before ordinance are not compliant.</p>	Pam and Peter to work on what to add to the Feb newsletter
Treasurer’s report – Maggie Guscott - Treasurer	<p>Major expenses this quarter</p> <ul style="list-style-type: none"> <li>• Water system maintenance</li> <li>• Snow plowing</li> <li>• Road maintenance – overspent - had to pay 2025 fall and spring together</li> </ul> <p>Major expenses predicted for next quarter</p> <ul style="list-style-type: none"> <li>• Water system</li> <li>• Snowplowing</li> <li>• Water testing</li> </ul>	
Approval of meeting minutes from 12/2025 meeting	Motion to approve: Maggie, Peter seconded; motion passed	
<p>New Business</p> <ul style="list-style-type: none"> <li>• HOA covenant enforcement risk/policy discussion - Andrew</li> </ul>	<p>HOA Covenants Discussion - Two issues:</p> <ol style="list-style-type: none"> <li>1. Enforcement of covenants               <ul style="list-style-type: none"> <li>• Neighbor disputes being directed to BoD are problematic</li> <li>• BoD burnout – no bandwidth to deal</li> <li>• Legality – risk</li> </ul> </li> </ol>	

	<ul style="list-style-type: none"> <li>• Etc</li> <li>• “Thee not me” mentality</li> <li>• Selective enforcement opens up BoD to risk of lawsuits</li> <li>• Need for establishing a process/flowchart for how to handle complaints. Suggestion:</li> <li>• “Dispute Resolution Process” for neighbor-to-neighbor discussion (in order of escalation)</li> <li>• First is the nature of the dispute. If it is something that should be addressed at the county level, such as a crime, it needs to be reported to the county, not the BoD.</li> <li>• First: Neighbor to neighbor discussion (following Dispute policy (see above))</li> <li>• If no satisfactory outcome, neighbor to file formal complaint to Board (in readiness for following existing policy (already in EMHOA’s policy portfolio). Board sends email</li> <li>• Defer to county when applicable</li> <li>• Andrew also brought up the need for a way for members to contact the Board instead of individual Board members: <ul style="list-style-type: none"> <li>○ Perhaps a single email address for all Board members?</li> <li>○ Dispute form?</li> </ul> </li> <li>• Pam brought up that we already have 3 documents/policies that address disputes and how to handle them. <ul style="list-style-type: none"> <li>○ The language wasn’t thoroughly reviewed but it may already say what we discussed.</li> <li>○ Review of those policies is needed.</li> </ul> </li> </ul> <p>2. Relevance of Covenants today</p> <ul style="list-style-type: none"> <li>• Are some covenants outdated?</li> <li>• Are our community values contradictory to particular covenants?</li> <li>• Andrew suggests we look for/identify trends in complaints to see which specific categories/covenants are mentioned most,</li> </ul>	
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	<p>then review those covenants to see if they are still needed or not.</p> <ul style="list-style-type: none"> <li>• As the Board moves forward with assessing the relevance/ viability of our Covenants, obviously it all needs to be brought to the community <ul style="list-style-type: none"> <li>○ Survey?</li> <li>○ Dialogue?</li> <li>○ Work session?</li> <li>○ Review every X number of years?</li> <li>○ Expense and time for lawyer to rewrite using correct legal language</li> </ul> </li> <li>• Some covenants apply to our utilities, water, sewer, roads. Without them, management of infrastructure is jeopardized.</li> <li>• Andrew brought up possible dissolution of HOA, and/or turning “covenants” into “guidelines”. <ul style="list-style-type: none"> <li>○ Idlewild dissolved their HOA meaning their ordinances are same as county’s. But they don’t have their own water, sewer systems, etc...</li> </ul> </li> <li>• Pam doesn’t think residents want to remove covenants, stresses it’s not just up to the Board, rather the community as a whole.</li> </ul> <p>So what are the next steps? Maggie</p> <ul style="list-style-type: none"> <li>• Review covenants/documents by individual Board members</li> <li>• What are valid today, what could be suggested to the community to remove? <ul style="list-style-type: none"> <li>○ Targeted list of covenants</li> <li>○ Community survey – “Are there any covenants you’d like to see removed?”</li> </ul> </li> <li>• Identify which ones should be deferred to county</li> <li>• Peter expresses concerns saying we need professional help! However, Maggie pointed out that we need to give our attorney</li> </ul>	
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<ul style="list-style-type: none"> <li>• Lot consolidation – meeting date with county</li> </ul>	<p>directions as to what we finally decide (as a community) needs to be changed...</p> <p>Lot consolidation</p> <ul style="list-style-type: none"> <li>• March 3<sup>rd</sup> proposed meeting with county</li> <li>• Board and affected lot owners only, not open to the public</li> </ul>	
<p>Ongoing/old business</p> <ul style="list-style-type: none"> <li>• Water report</li> <li>• Sewer report</li> <li>• Road maintenance</li> </ul>	<p><u>Water report</u></p> <ul style="list-style-type: none"> <li>• Supply (spring, wells) is good and system is running productively</li> </ul> <p><u>Sewer report</u></p> <ul style="list-style-type: none"> <li>• System is running as it should</li> </ul> <p><u>Road maintenance</u></p> <ul style="list-style-type: none"> <li>• Maggie – the HOA overspent in the annual budget for this line item: spring and fall maintenance were billed together; no chance for adjustment between.</li> <li>• Andrew wants to prioritize spring/summer spending on road humps rather than gravel, grading, etc.</li> <li>• Peter has worked on the speed/dust issue previously, and suggested the need to put other strategies in place as well as humps, including signage, etc.</li> </ul>	
<p>Ongoing projects – status</p> <ul style="list-style-type: none"> <li>• Emergency evacuation route update</li> <li>• Financial analysis for AGM</li> </ul>	<ul style="list-style-type: none"> <li>• Doug Berg emailed Maggie to report that the new property owners to the south, Klaus, have agreed to move ahead with the agreement Elk Meadows was working on with Hollowell, allowing emergency egress for Elk Meadows across their property.</li> <li>• County still on for spring fire drill/scenario</li> <li>• Dusty Rubeck and Maggie still working on analysis for projected dues increase to be discussed at annual meeting in July.</li> </ul>	

Next BOD meeting date	May 12, 2026 at 6:30 was approved	Andrew out of town through 02/23/2026 – will share contact number for plowing while he is gone.
Meeting adjourned 7:40pm		