

Elk Meadows Board of Directors Meeting, November 15, 2022, 6:30pm

Meeting Minutes

1. Call to order, 6:33 pm
 - a. Roll Call - In attendance: Maggie Guscott, Stephanie Kissner, Andrew Temple, Willy Krois
 - b. Absent: Eddie Kemper
 - c. Guests: Peter Rowland
2. Call for items to be placed on the agenda by Board Members: None
3. Open Forum (2 minutes for an owner to speak): None
4. Treasurers Report
 - a. Income: On budget
 - b. Expenses, Q3 (August - November):
 1. Roads, gravel and grading (\$3,985)
 2. Quarterly water testing (\$1,840)
 3. D&O Insurance premium (\$5,906)
 4. Tax preparation (\$3,000)
 5. Filing for renewal of Secretary of State periodic report and DORA registration (\$100)
Plus regular expenses of water and sewer maintenance; testing; utilities; communication; accounting.
 - c. Expected Expenses, Q4 (November – February 2023):
 1. Roads, gravel and grading, ongoing maintenance & upgrade
 2. Forestry conservation (tree monitoring and maintenance re beetles etc) services
Plus regular expenses.
5. Formal Acceptance/Approval
 - a. August 2022 Board meeting minutes. Motion to Approve made by Maggie Guscott, Seconded by Stephanie Kissner, Approved by Board Members.
 - b. Formal 2023 budget. Motion to accept per membership vote to approve made by Stephanie Kissner, Seconded by Maggie Guscott, Approved by Board Members.
 - c. New policy approval/publication: Collections, Enforcement, Meetings (per US General Assembly mandate). Stephanie Kissner motioned to approve, Seconded by Maggie Guscott, Approved by Board Members.
 - d. Water restriction policy – revert to base policy. Andrew Temple moved to revert to base Water Restriction Policy, Maggie Guscott seconded, Board approved the motion.
6. Committee activity
 - a. Conservation/ trees. Report presented by Peter Rowland, for the Conservation Committee. Discussed the recent visit with Forester Austin Shelby, and his report. There is good news, and beetle infestation is not currently a problem. Peter suggests getting packets for both Douglas Fir, and Ponderosa pines in Elk Meadows, and we will address this both on the website, through the newsletter, and perhaps email blasts. Austin's proposals for doing a tree inventory seems a bit expensive for Elk Meadows.
 - b. Water Management, Presented by Andrew Temple. The required annual report to the state was submitted by Greg and Susan Christians on November 15, 2022 (today). It makes sense to go back to our base water policy (\$2 per 1,000 gallons over 7,000 gallons of usage). We discussed the lack of concern from the owner of one lot for the overage

caused by the leak, and the Board determined to ask our attorney, David Graf to draft a letter to push for action from homeowner, noting that we do not want to cut water off for the renters, who are long-time Elk Meadows residents.

- c. Fence repair, Presented by Stephanie Kissner. Fence repair was done in August 2022 which is later than usual, due to personal commitments. We had 10 volunteers, and some repairs were completed. There are still some trees down on the east side of Elk Meadows, but we will schedule the fence walk in 2023, (late May or early June) and get trees cut down and do any additional fence repairs at that time.
7. New Business - updates
 - a. Fire Escape route check. We will do this in the spring of 2023.
 - b. Contract renewals:
 - i. Current: Accounting; Water Operator, Sewer Operator, Tax preparation
 - ii. In process for renewal: Roads
 8. Ongoing/Old Business
 - a. Water report, received from Jim Hayford. Everything is operational and in good repair.
 - b. Sewer report, received from Mike Martinez. Everything is operational and in good repair.
 - c. Roads report. Presented by Andrew Temple. Fall grading was complete, but unfortunately, due to early snow, and other commitments, Sako will not be able to complete any projects this year. Andrew will be out of town over Thanksgiving Holiday and from January through mid-February. Willy agreed to be the point of contact for Sako to call for Snow Plowing when needed. We will call out snowplows if there are four inches of snow on the ground and it is still snowing, since we plow at 6 inches of snow.
 9. Projects
 - a. Directory. Pam will send a digital copy to all board members, and Owners can request a current digital copy if they would like.
 10. Regular meeting adjournment.
 - a. Board meeting schedule for 2023: Tuesday, Feb. 21st (due to Valentine's Day), Tuesday, May 16th, Tuesday, August 15th, and Tuesday, November 14th.
 - b. Next Board meeting: February 21, 2023.
 - c. Executive Session as needed: None
 - d. Meeting adjourned at 7:32 pm.

Respectfully submitted
EMHOA Board
November 18, 2022