

Elk Meadows Board of Directors Meeting Minutes

February 21, 2023

1. Call to order, 6:38 pm.
- a. Roll Call - In attendance: Maggie Guscott, Stephanie Kissner, Willy Krois, Andrew Temple. Absent: Eddie Kemper. No guests.
2. Call for items to be placed on the agenda by Board Members: Clearnetworx & Earthworx and damage to roads
3. Open Forum: None

4. Treasurers Report
 - a. Income/Expense Report
 - i. Income slightly under budget; delinquent accounts being addressed individually.
 - ii. Extraordinary expenses included
 1. Legal fees related to water rights research & analysis.
 2. Professional fees *for* preparation and submittal of first annual report of EM spring and well activity; hydrologist consultant services.
 3. Annual permit for water rights.
 - iii. Extraordinary expenses anticipated in Q2:
 1. General Liability Insurance
 2. Weed spraying contract.
 - iv. Rising expenses for both water system and sewer system operation and maintenance were noted (fees have increased to \$4,000 per month) with an eye to the possible impact on funds and future HOA dues. Fees are justifiable given the level of expertise required to manage and oversee these systems.

5. Formal Acceptance/Approval
 - a. November 15, 2022 Board meeting minutes. Maggie motioned to approve, Stephanie seconded, motion passed.
 - b. Annual policy review: underway as required.
 - c. Water restriction policy – rewrite per refined understanding of water availability & usage, water management advice. Andrew Motioned to table this until Greg and Susan Christiansen are back and available to advise. Motion passed.

6. Committee activity
 - a. Conservation/ tree treatment plan: Diane Thompson heads this committee, and we will publish on the website, and perhaps in the newsletter how to order tree packets.
 - b. Fence repair plan: We have set aside \$12,000 to repair the fence bordering the ranch managed by Pat Willits. This is half of the expense to repair this very bad portion of the fence. The fence walk will be scheduled earlier this year to make minor repairs by residents.

7. New Business - updates
 - a. Fire Escape route check: We plan on doing this in June.
 - b. Annual meeting planning: Tentative schedule for Monday, July 10, 6:30 pm on Zoom. We will encourage an in-person party/potluck scheduled for the week of July 4 (suggest Wednesday, July 5?) to be coordinated with Diane Thompson

8. Ongoing/Old Business
 - a. Water system report: Sub-systems are functioning normally with the exception of one flow meter, the distribution tank pump and motor, and the VF Drive for that motor. All parts are being fixed or replaced. Average daily usage is 17,075 gallons. Average daily spring flow is 14,700 gallons.
 - b. Sewer system report: The treatment plant has been working fine through the winter.
 - c. Roads report
 - d. Clearnetworx: Discussed the road damage at length, including our requirement for ongoing maintenance, as well as our responsibility to provide sewer locates. Initiated conversation through a letter to Clearnetworx (Lane Seymour and Doug Seacat) stating our requirements.

9. Projects – Directory is now available digitally upon request.

10. Regular meeting adjournment
 - a. Next Board meeting (May 16, 2023)

11. No Executive Session needed.

