

Presidents Letter June 2019

Accomplishments:

- Held a Do-Over Annual Meeting for the second year in a row
- Passed the Quorum reduction from 60% to 30% here forward
- Escorted Gov Docs through a mail in ballot vote
- Small but significant upgrades to the water system and the Elite Broadband
- Approved repairs to failures in our system incorporating upgrades
- Contingency Plans in place for water or sewer catastrophe
- Wrote new and Revised Responsible Governing Policies through adoption.
- Completed a Reserve Study conducted by independent contractor
- Made paydown payments to the USDA Loan
- Approved 3 new residence construction plans
- Recruited new Webmaster
- Website improvement w/ added security
- Archiving of the paper documents
- Settled a Lawsuit

Ongoing projects:

- Proposal for additional fire hydrants to the community
- Investigation into upgrading the billing program w/ enhanced integrations
- Property Mngt Exploration Committee per Settlement Agreement
- Filing of the Governing Documents w/ the State in August 2019

Where we've applied learnings:

- Snowplowing: new contractor, new contract, re-tweaked contract mid season due to increased traffic changing historical use during winter.
- Lawsuit: hired specifically trained HOA defense attorney, firm strategy, evidence compilation, courage under fire.
- Administration: forward planning to business model
- Informational Email Blast: First used during water leaks/shut off, then used to keep community informed of plowing schedule, then used to inform community of potential arising issue melt/leaks due to SMPA underground conduit failures. (not HOA responsibility but courtesy)

As you can see we've been busy once again this year. Continuing to make improvements to Elk Meadows even while fighting to protect Elk Meadows. We learned a lot along the way and have made "changes on the fly" as needed. It wasn't always easy and we were often criticized.

However, when looking at the bigger picture from our perspective we've accomplished a tremendous amount in the space of one year all for the benefit and improvement of Elk Meadows. We also had a large supportive and encouraging group of Owners who let us know they supported our efforts!

Is there more to do? Oh yes, but 3 of the 5 Directors are resigning at the end of their terms this year. We are planning a 'handover' so that the business of EM can continue and fresh eyes and energy can bring the ongoing projects to completion and even continue to improve EM in other ways. We look forward to watching that happen and even helping out if we're needed.

Elk Meadows needs all of us, to keep our committees working and new ideas brought forward and stewarded to benefit the entire community. You can help by serving on the Board or on Committees. Volunteer for projects or events that just need some extra hands. Stay informed by reading Meadows Mondays and checking in on our website regularly. It takes a village to run a village. Believe it or not-we are a village! So, thank you to everyone who helped us and will continue to support and help the new Directors who will undoubtedly step up and serve Elk Meadows proudly and well.

We look forward to you joining us for the Annual Meeting where we will present our Contingency Plans, Reserve Study Results, and Special Assessment to repopulate the Reserves used to pay our legal expenses for the lawsuit. Also included will be The Proposed Budget for 2020, presentations on our Dues and the Future, Our Changing Demographics, A Project for Additional Fire Hydrants, and further updates on the many things that make up Association Business for 2019/2020.

Included in the packet you will find the Annual Meeting Agenda, Proxy Form, Nomination Form, and the Ballot Items mentioned above.

The Reserve Study and the 2020 Proposed Budget can be found on our website: elkmeadowshoa.org
Please review these or download and bring them to the meeting.

We may now only need 30% (= 38 in person/proxy) for a quorum but we need everyone's participation to conduct Association Business! If you cannot attend, please fill out your proxy and assign it to a proxy holder. Make your voting wishes known to them so that they may cast your ballot according to your views.

See you at the Annual Meeting!
Belinda Chisholm, President EMHOA

BOD Resignation:

I, Belinda Chisholm resign my Elk Meadows Board of Director seat as of 1pm July 6, 2019. I have endeavored during my 2 year term in office to implement improvements to Elk Meadows where practical and protect Elk Meadows where possible. I have enjoyed the support and encouragement of a majority of EM owners and for their support and encouragement I am grateful. I look forward to supporting the new Board of Directors and providing assistance where I may. I am looking forward to returning to my peaceful retirement.

Respectfully Submitted June 6, 2019,
Belinda Chisholm