

Owners Association of Elk Meadows
Board Meeting Minutes
Tuesday, October 3, 2017, 6:30 PM
at the De Peña residence, 199 Valley View Road

- A. Opening
 - 1. The meeting was recorded
 - 2. In attendance: Board members Belinda Chisholm, Maggie Guscott, Mike Cammack, Ceann Ingram, Pam De Peña. Guests: David Mullings, Scott Alamprese
 - 3. Call for items to be placed on the agenda from board members: Belinda asked that we discuss the new fence. Added to agenda as C4 below.
- B. Formal Approval
 - 1. Minutes from the August 2017 board meeting: Approved
 - 2. Governance Committee Charter approved. Roads Committee Charter deferred.
- C. Special items
 - 1. Amend the rule requiring monthly Board meetings: **Belinda moved that we amend the rule that requires monthly Board meetings. Specifically, she moved for the Board to have meetings on a discretionary basis, and at least quarterly. Seconded by Maggie. Motion passed.**
 - 2. Mail box stand status: Box is set up. Owners who want a mailbox should go to the post office and ask for Laura, who will arrange for the box to be assigned and keyed.
 - 3. Solar: David Mullings gave a detailed update. Current financial status vs budget. New interest rate of 2.75%, down from 4.0%. Finalizing the loan now that we've drawn what was necessary. Seasonal angling of the arrays. David requested to order a sign indicating we're a solar-powered community.
 - 4. New fence: Kaylor Fencing has become available sooner than expected so we will begin work next week.
- D. Treasurer's Overview (Complete report to be posted on website)
- E. Committees
 - 1. Water/sewer: Need to inquire whether the new well sensor has been installed.
 - 2. Finance: Discussions on prepaying USDA loan are ongoing.
 - 3. Roads:
 - a. Forest Hill Road extension. Mike will contact the builder, who already has a bulldozer at the new building site, to get a cost for re-grading the extension to adjust the pitch of the new section of road.
 - b. An access road to lots on the northwest side of the neighborhood is planned. Work is deferred at this time because the location of the road is still under investigation.
 - 4. Conservation: Most homes are Dark Skies compliance but we still have many lights to convert. Weed program is finished for the year except for the gravel bed. Volunteers needed. For next year we will need volunteers to run the slash program and the beetle program.
 - 5. Governance: Governing documents will go to legal after the ARC Task Force submits their recommendations.
- G. Executive session: *The Board went into Executive Session per Conduct of Meetings Policy, Paragraph 5, Item f, to discuss an item that would otherwise invade individual privacy (delinquent accounts). As a result of the session, no unusual action was necessary.*
- H. Wrap-up
 - Next Board meeting tentatively scheduled for Tuesday, December 5.
- I. Adjourn