

**Owners Association of Elk Meadows Estates**  
*Minutes of Annual Meeting: July 11, 2020, via Zoom*  
DRAFT 3

I. OPENING

- A. Roll call and introductions; meeting called to order at 9:00 am.
  - a. Attendance: Per sign-in and proxy sheets (hardcopies on file)
  - b. Special guest and co-host: David Graf, association attorney
- B. Instructions: David Graf reviewed Zoom protocol and ways to participate
- C. Open Forum call to add items to the agenda: Eddie Kemper (lot 406) asked for an item on the Fiber Optic Internet opportunity; item added as Fc.
- D. Number of shares represented: 48 total (32 in person, 16 by proxy); the required number for a quorum being 38, a quorum is reached.
- E. Call for ballot counters: Meeting hosts; voting will be by show of hands.
- F. Motion to approve Minutes of the 2019 annual meeting and Special follow-up meeting: Belinda Chisholm (lot 10); seconded: Jim Sidwell (lot 213); all approved. Motion passed.

II. PRESENTATIONS/COMMITTEE REPORTS

- A. Board's message: Maggie Guscott (lot 305). Message is posted on the association website. Special recognition was added for initiatives beyond ongoing operations, including the fire mitigation project (Kim S), fiber optic Internet initiative (Scott Layton (lot 502) and Eddie K), Deidra Krois' (lots 224, 225, 14) pandemic photo gallery project; also thanks to Kristi Martin (lot 27) as our webmistress and Meadows Monday publisher, and to David Graf our attorney for setting up and co-hosting this meeting.
- B. Treasurer's report: Maggie Guscott
  - a. Finance and Budget: Report posted on the association website. Emphasis of this report (see presentation summary) was on :
    - i. 2019 financials: Actual exceeded budget due to legal and professional expenses and the season's snow plowing exercises; however two capital improvements (fence around water plant, electric to water tank on hill) were accommodated
    - ii. Expectations for 2020: Given the increase in dues initiated in January, we expect to be within budget
    - iii. USDA Loan Pay-down report (project initiated by Kala Rachilla (lot 506)): Total additional amount paid so far = \$23,850 (January, 2019 – Jun 2020); 2019 audit will show loan period reduction.
    - iv. Reserves at 104.8% of fully-funded amount

- v. 2021 expense projected to be on budget; no capital improvements planned in light of anticipated Water System expenses (per Reserve Study, 2018-2019)
  - vi. See Treasurer's Report for Reserve Budgets for General Fund Reserve account and Water Fund O&M Account.
- C. Reserve Study Update: Tim Chisholm (lot 10): reports that we are on track for maintaining equipment etc.... Enough is set aside to maintain infrastructure and we have maintained a minimum balance that is required by the USDA loan.
- D. Professional Management Exploration Recommendation, Board Decision: Maggie Guscott. Report can be found on the web. The main points of emphasis were
  - a. Recommendation (core services versus mandated prerequisites);
  - b. Main points contributing the Cost-Benefit Analysis (objectivity of an outside service versus incremental cost);
  - c. Board's conclusion in terms of association needs;
  - d. Board decision not to support retaining a professional manager at this time. It was noted that community demographics may change in the future such that the membership would favor an outside manager, at which time the Board would certainly consider the question.

The Board sincerely thanked the committee (Gail Sprentall (chair) (lot 442), Belinda Chisholm, Patti Miranda (lot 10), Stephanie Kissner (lot 428), Rick Greene (lot 405), Ginny Petrie (lot 427)) for their work.
- E. Standing Committee Reports
  - a. Water/Sewer report: Jim Hayford (lot 430): Both systems are operating up to expectations, and meeting testing standards. Jim pointed out capital improvements including the water plant fence for security, and upgrade to the computer system that enables monitoring and management of the system.  
In answer to the question of the possible impact of building above Elk Meadows (Diane Thompson, lot 115), discussion covered senior rights and water usage versus projected impact on flow. This will be looked into further.
  - b. Roads report: Scott Alamprese: Spring road maintenance is in process, in sections. Our contractor is working on culverts first; then drainage; then fill where necessary.
  - c. Rules report: Nancy Lazenga (lot 123) reported on the community-wide survey as well as the packaging of our Rules, such that they are all in one place for easy reference. Such a Rules document (pulling together rules from our Governing Documents with the current rules posted on the website) is under Board and attorney review, the next step being to post to the web and invite membership feedback for improvement.

Discussion also pointed out the need to clarify perimeter fence maintenance; the rule referencing this will be reviewed and edited before the final step of posting.

- g. Perimeter fence: Report posted on the web. Belinda Chisholm (lot 10) reported on the recent annual project of walking the fence line, fixing problematic areas, and identifying other areas that need more significant work. The Board will take action in August.
  - d. Conservation: Report posted on the web: Diane Thompson (lot 115) reported that the weed spraying was completed, MCH Bubbles were placed on Douglas Firs and she included educational material about saving dying Aspens.
  - e. Trash Solution Report: Ian Manson (lot 422) reported that providing a central location for trash disposal could possibly create more problems than solve. It would be costly to build and there is not a location that is practical. The board is open to other suggestions. He suggested homeowners purchase their own metal containers for the trash bins.
  - f. Pay it Forward report: Stephanie Kissner (lot 428): Metal donated earlier this year for the water plant, has been accepted for use.
- F. Project Reports
- a. Fire mitigation: Kim Stagg reported that there are currently three volunteers to cut trees, Jim Pettengill, Peter Rowland, and Doug Bergh. A few members asked for help to remove their trees and several homeowners have removed their own. More volunteers are needed.
  - b. Speeding/Dust Control: Several members have complained about speeding and dust particularly on Aspen Dr. There was some discussion about lowering the speed limit and Maggie Guscott, Treasurer asked for help from homeowners to investigate solutions.
  - c. Fiber Optic Internet opportunity: Scott Layton (lot 502), Eddie Kemper (lot 406) Eddie Kemper reported that a grant was to be filed for DORA on Monday July 14, 2020 to provide funding to install fiber optic internet via Clearnetworkx in Ridgway. This is an opportunity for the community to reach out to Clearnetworkx to let them know EM is interested in acquiring fiber optics. However, it is urgent that as many members as possible follow an email blast that will instruct members how to contact Clearnetworkx. Maggie Guscott will send an email blast today to members instructing them how to meet this criteria which includes their down and upload speeds and a letter of support to the company in order to meet the deadline for the grant on Monday July 14, 2020.
- G. Lawsuit Settlement report: Maggie G.
- The legal disputes raised by Bob and Gail Sprentall (lot 442) for mediation in December 2019 was settled with the request for resolution of the following four items, which continue to be discussed. This settlement can be found on our website.
- a. 2018 Financial issues; reserve budgeting; reserve study – ongoing discussion
  - b. Re-formation of a Professional Management Committee for investigation of the benefits and costs of securing an association manager - complete

- c. Complaint regarding one property – ongoing discussion
- d. Conduct of Meeting Policy edits to remove requirement for 10 days notification to join a meeting, for removal of guarantee of service – complete, posted to the web.

### III. OLD BUSINESS – None

### IV. NEW BUSINESS

- A. Introduction of candidates for Directors
  - a. Nominated candidates: Sebastian Wicklein
  - b. Call for nominations from the floor: Edward Kemper
- B. Items from 1C above: Already discussed
- C. Since the election is non-contested
- D. Election and voting by show of hands. Both candidates are voted in by acclamation.
- E. Written ballot vote not required.
- F. Vote on 2021 proposed budget. Per our Governing Documents, this is a call for vote not to accept the budget. The budget was accepted there being no show of hands against.
- G. Owner education: Owners are referred to the website as well as to Meadows Mondays; and to occasional email-blasts to keep up with current affairs of the association.

### V. ANNOUNCEMENTS

- A. Results of Election:  
Thus the board of directors for the 2020-2021 year is:
  - Maggie Guscott (lot 305) - continuing term July 2019 – July 2022
  - Eddie Kemper (lot 406) - new term ending July 2023
  - Stephanie Kissner (lot 428) – continuing term ending July 2022
  - Kim Stagg (lot 304) – continuing term ending July 2022
  - Sebastian Wicklein (lot 207) - new term ending July 2023
- B. Ballot item: The 2021 Budget (posted on the web and presented) was approved with no dissenting votes.

### VI. ADJOURNMENT

Motion to approve adjournment (11:30) by affirmation.

Respectfully submitted by  
EMHOA BOD, July, 2020