

Board's Letter to the Community – June 2022

We thank everyone who has helped us get through this slightly more normal year. In particular, thanks to...

Jim Hayford for his ongoing work to maintain our water and sewer systems.

Peter Rowland for his quiet and ongoing attention to signage around the community as well as to noxious weeds.

Diane Thompson for her 'conservation watch' on our community, monitoring tree health, beetle management, and noxious weed control.

Kristi Martin for *maintaining our website* and *Meadows Mondays*.

And to all the members in our community who quietly help their neighbors in various ways without being recognized, thank you!

Major issues for discussion at the 2022 Annual meeting: These topics are being brought up for discussion and perhaps a straw vote at the time. Anything that, after discussion, is determined to affect our Governing Documents must go before the membership for vote at a later date.

1. **Stewardship:** Should we line up our HOA regulations more closely with Ouray County with the intent of reducing confusion regarding HOA versus County rules, especially with respect to building, construction, and residency on a property? What do you think?
2. **ADU's (accessory dwelling units):** The town of Ridgway and Ouray County are tackling the issue of the increased cost of housing by now allowing owners to build secondary living spaces on their properties. (These are not short-term rentals but rather 'granny flats, in-law suites, ...') Within certain guidelines, what might we allow?
3. **Livestock:** What sort of livestock? What sort of restrictions? What would you be OK with on a property next door to you?

What happened in 2021-2022:

No increase in dues in 2022, nor proposed for 2023; the dues increase that went into effect January 2020 has covered the increase in expenses thus far, as intended. However, a steady increase in the expense of maintaining roads, water and sewer systems may predict an increase in dues in the next five years. We are monitoring such increases.

The Board has emphasized building and construction in Elk Meadows, publishing a comprehensive building guidelines packet to ensure current knowledge of regulations, both County and (Elk Meadows) association.

Ongoing discussion about speed bumps and dust control and use of chemicals such as mag chloride: The community remains divided on these issues.

Water and sewer systems continue to function with anticipated, and a few unanticipated, problems and associated repairs: UV sanitizers replaced; well pumps replaced; chlorine management system upgraded, pumps replaced; frozen underground waste water lines fixed. The sewer system was pumped-out at minimal expense per expected pump-out schedule. **Please use water wisely, due to current drought conditions. PLUS no outside fires under any conditions; please relay this to renters if you are renting out your property during these summer months.**

Fence repair and replacement plans will be discussed pending annual 'fence walking' exercise.

An updated Member directory is in the works, thanks to Pam dePena (lot 228)...

Cost of D&O Insurance is significantly reduced over previous years due to less legal activity. *General Liability Insurance* is at a minimum.

Capital Repair & Replacement Plan and Reserve Study continues to predict repair and replacement activity. Next formal study is to be conducted in 2024, on a five-year cycle.

- *Capital expenses for 2022 projected at about \$8.3K* against our water distribution system.
- *Next major anticipated expenses in 2024* (projected at about \$100K) for which reserve monies are being built, to cover water tank and distribution system components.

Welcome to some new members:

Pam dePena (lot 228), Steven and Christina Ausband (lot 306), Kelli Coppage & John Ericksen (lot 505), Krista Fox (lots 415, 417), Jill Goff & Nathan Locke (lot 109), Zachary Lavergne (lot 3), Travis Laverty & Iris Gardner (lot 416), Joe Maslowski & Lona Christiansen (lot 304), Megan & Shane Nelson (lot 413).

And now... Elk Meadows HOA is an association of homeowners. *We all have the right – and the responsibility – to manage our community in a way that only we can understand.* You can serve on the Board or on a Committee. Or volunteer for projects or events that just need some extra hands. *Stay informed by reading our newsletter, Elk Meadows News for You (formerly Meadows Mondays) and checking in on our website regularly.*

Remember, this Annual Meeting is electronic. *If you cannot attend or feel that you cannot vote in your own right, 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. If the board elections become contested (with more people running than there are seats to fill), then the election will be conducted after the meeting via US mail, in which case you will receive voting materials in the mail that will allow you to vote in a secret manner.

Hope you will connect into the 2022 Annual Meeting!

Your EMHOA Board

Andrew Temple

Stephanie Kissner

Eddie Kemper

Maggie Guscott