

Board Meeting Minutes
Owners Association of Elk Meadows
December 20, 2016

A. Opening

1. The meeting was recorded.
2. Roll Call: Joe Lange, President; Mike Cammack, 1st Vice President; David Mullings, 2nd Vice President; Maggie Guscott, Treasurer.
No guests.
3. Call for items from the board: None

B. Formal Approval:

Motion to approve the November board meeting minutes: Joe Lange; seconded: Mike Cammack; motion passed.

C. Treasurer' Report was accepted as submitted. Main points were as follows:

1. Income continues to be on track with budget, with the delinquent accounts continuing to steadily decrease.
2. Expenses have been as expected; snow plowing and management costs are up, but this also was expected.
3. USDA annual report due.

D. Committee Reports

1. Water/Sewer: Joe reported that water and sewer systems are operating as normal.
2. Finance:
The 2017 draft budget has been sent to Summit HOA Services for comment. Advice from Summit HOA Services is also expected on the Capital Replacement Plan, particularly with respect to any impact on the 2017 budget.
3. Roads:
 - a. Snow plowing and dumping of snow at the end of Aspen Drive just below the gate up to the water tank was discussed, the goal being to prevent problems related to spring flooding in that area.
Action: Mike will talk with Jonathan to decide on the best practice.
4. Conservation: No update.
5. Renters: No update.
6. Governance:
Our governing documents are now in their fourth reading.
 - a. The 25-foot setback will remain as is; should anyone need, that person can ask the board for a waiver.

- b. **Action:** Joe will talk with Walt about the board's
 - 1. concern about the necessity for duplication of information between documents, and
 - 2. trepidation regarding the quantity of legalize which, while legally sound, does not make them "user friendly."

- 7. Solar Project: David reported that:
 - a. hardware is on location and installed, however
 - b. delays have occurred due to contractor mix-up on bolts and Willy Croix's accident which held up electrical work.
 - c. David stated that he and Helen plan to ask the contractor to split the loan payments which have resulted from the delay in solar operation at the water and sewer plants.
 - d. **Joe extended, and the board endorsed, a formal thanks to Tim Beene for his work on the project, in particular in terms of managing the details.**

- 8. Communication:
 - a. Joe reported that Laurie Sweetman is ready to put the newsletter together for publication within the month.

E. Special Item

Lot 14 and the need to survey and file a final plat amendment for Filing No. 5:

Action: Joe will research this issue.

F. Items from A3 above: None

G. Executive Session

The Board went into Executive Session per Conduct of Meetings Policy, paragraph 5, item c, to review feedback from the association's legal counsel.

H. Adjourn

- 1. Items of the next meeting:
 - a. Proposed amendment to the Dispute Policy.
 - b. (Annual) review of Governing Policies.
- 2. The next meeting will take place at the Lange residence (30 Forest Hill Rd) at 6:30 pm on January 10th, 2017.

Respectfully submitted: Maggie Guscott, Acting Secretary

Attachment
2017 Draft Budget