

**Elk Meadows Board of Directors Meeting - December 02, 2025, 6:30pm**  
**Zoom link:** <https://zoom.us/j/95134719410?pwd=icdpCitXf3pLs3fstmNnJSVvFaKczH.1>  
**Meeting ID:** 951 3471 9410    **Passcode:** 375249

### **MEETING AGENDA**

1. Call to order
  - a. Roll Call - In attendance, absences, guests
2. Call for items to be placed on the agenda by Board Members:
3. Open Forum (2 minutes for an owner to speak)
4. Treasurer's Report
  - a. Income/Expense Report
5. Formal Acceptance/Approval
  - a. August, 2025, Board meeting minutes
6. New Business
  - a. Trespassing – beyond the perimeter of EMHOA
  - b. Power lines and dead tree removal
  - c. Covenants enforcement - County vs. HOA
    - i. Let's take the offer of pro-bono legal advice - Andrew
  - d. Brian Bond complaint against Peter Rowland
    - i. Revise current version of letter - Pam
7. Ongoing/Old Business
  - a. Water report
    - i. Reporting and privacy concerns – how to handle?
  - b. Sewer report
  - c. Road maintenance/issues
    - i. Jody and Marsha Waugh – 1999 Aspen, Lot 402
    - ii. Helen Bowers
  - d. Dogs – new dogs in neighborhood – send out reminder to new renters/owners/all
8. Projects - status
  - a. Ongoing
    - i. Emergency evacuation route update – Halloway sold property, status with new owner? (Joe)
    - ii. STR standardized HOA regs/guidelines handout for guests, part. around fires, speeding, etc. (Pam, Bill Palace)
    - iii. Alert app for neighborhood emergency notifications
    - iv. Emergency preparedness drill in Elk Meadows – notice from school superintendent
9. Next meeting dates
  - a. Next Board meeting: February, 2026, date to be determined
10. Adjournment
11. Executive Session as needed

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#### **Notes:**

- The Board's meetings are dedicated to the goals and business of the association.
- Member insights are valued and welcome. Open Forum (Item 3) is an opportunity to present brief comments or pose questions to the Board for consideration or follow-up. The time limit is designed to keep the meeting focused on the business at hand, and in no way should be interpreted to limit conversations beyond the board meeting.
- If you are interested in helping EMHOA achieve its goals or improve its operations, we encourage you to talk to a member of the Board or any committee.