**ELK MEADOWS HOA Board of Directors Meeting**

*November 14, 2019*

1. Meeting called to order at 6:40pm
	1. Roll call: In attendance: Scott Alamprese, Belinda Chisholm, Maggie Guscott, Stephanie Kissner, Kim Stagg
	2. Guest: Alan Kissner (lot 428)
2. Items added to the agenda by BOD: None
3. Open forum: Alan Kissner: Status of the fall grading and offered his Belly Dump truck and services (volunteered) for hauling any future gravel/fill. The association would only pay for the gravel/fill itself.
4. Treasurer’s Report was accepted as presented:
	1. Income is on track per budget
	2. Only three large (over $2,000) delinquent accounts
	3. The major (extraordinary) expense this quarter was for D&O insurance, all paid up front per the insurance company’s requirements with the “Sprentall exclusion”
	4. The 2018 Audit is near completion: final letters from lawyers requested to complete the process
	5. The Solar Loan currently stands at: $53,300
5. Formal approval
	1. August 2019 board meeting minutes: Motion to approve: Maggie Guscott; seconded: Scott Alamprese; motion passed.
	2. 2020 dues distribution table and budget (as approved by the membership at the 2019 Annual meeting and subsequent special members meeting, August 24th) to be effective January 2020, will be made available on the web, via MM, and by special letter.
6. Committees: All committees have been launched for the 2019-2020 year. Of special note,
	1. The Rules committee has submitted their first survey for the community to be sent out via MM. More surveys forthcoming.
	2. Trash committee report expected
7. New Business
	1. Open Board seat: Kim Stagg has accepted the invitation to continue the board position held by lot 304; the board approved unanimously. Kim will phase into the position of Secretary. Board positions: Belinda-President, Stephanie and Scott-VP’s, Maggie-Treasurer.
	2. Governing Documents have been filed with the state; the certified documents will be posted on the website and records when received back.
	3. The new Governing Policy (Data Breach, recommended as required by CCIOA) will be posted on the website.
	4. Security fencing around the water plant is complete and paid for
	5. Water tower project is waiting for approval from the State electric inspector (imminent) and then SMPA to complete.
	6. Mediation set for December 11th.
	7. Directory: since the last directory was published in February 2019, it was deemed unnecessary to update and republish at this time.
8. Old Business
	1. Water/sewer report: Both systems are operating as required. Sewer status report (sludge/scum levels) and recommendation anticipated within the month.
	2. Fall road maintenance/snowplowing plan/contract: No 2019 fall grading due to lack of funds. Snowplow contract for 2019-2020 season has been signed.
	3. Repair to propane tank at fire house is as yet not done; Action: Scott A will contact Jim Hayford to expedite. Note that Jim Hayford has recommended changing vendors to take advantage of a better pricing schedule. This will happen in the spring due to tank availability.
	4. Lot 441: A 6-month extension has been granted by the State of Colorado Plumbing Inspectors Office regarding compliance of outdoor toilet - and so is valid until June 30, 2020.
	5. Lot 127: greenspace encroachment restoration plan in place, to be completed June 2020.
	6. Lot 408: shed approved as meeting setback requirements.
9. For the record: Fire evacuation route RVFD walk through awaiting land owner’s approval to proceed.
10. Meeting Adjourned 8:11pm
	1. 2020 BOD Meeting Schedule: Feb 13, May 14, August 13, Nov 12
	2. 4H Center has been reserved for the 2020 Annual Meeting on July 11. (Note: “Late” date of the annual meeting due to the “usual” Saturday being the 4th of July.)
	3. Items for February 2020 BOD meeting: purchase of safe for original EM docs.

Respectfully submitted, EMHOA BOD

November 19, 2019