

**Owners Association of Elk Meadows**  
**Board Meeting Minutes**

Tuesday, December 5, 2017, 6:30 PM  
at the Ingram residence, 111 Fawn Lane

- A. Opening
  - 1. This meeting will be recorded
  - 2. Roll call. Board members Belinda Chisholm, Maggie Guscott, Ceann Ingram. Pam De Peña by phone. Guests: Tom Schum, Diane Thompson
  - 3. Call for items to be placed on the agenda from board members (none)
  - 4. Open Forum (2 minutes for owners to speak; no Board action required at this time) (none)
- B. Formal Approval
  - 1. Minutes from the October 2017 board meeting **Ceann moved to approve the minutes for the October Board meeting, Maggie seconded, all in favor. Minutes approved.**
  - 2. Roads Committee charter approved and signed.
- C. Special items
  - 1. ARC Task Force of Governing Documents Committee. ARC Task Force would like one or two more volunteers. Recommendations have been provided to the Governing Documents Committee. The committee would like to recruit one or two more people.
  - 2. Diane Thompson and independent survey regarding ARC issues. Diane did not send out her ARC survey, pending feedback on the new version of the governing documents.
  - 3. Meadows Monday software upgrade. Pam has been paying the cost of Constant Contact since the inception of Meadows Monday. To do surveys, the cost increases to \$45 per month. With our non-profit status we can get a 20% discount if we pay six months in advance. **Ceann moved to upgrade the Constant Contact subscription to include the survey capability for six months at the 20% discount. EMHOA will pay this expense. Maggie seconded. Motion passed.**
  - 4. Town Hall meeting/annual meeting plans. The Town Hall meeting and Recalled 2017 Annual Meeting will be scheduled for January. Packets for the Annual Meeting will be sent as soon as possible after a specific date has been set.
  - 5. Directors & Officers Insurance. A policy is being issued. The premium has gone up because we had to move to a different carrier due to our original carrier no longer offering D&O insurance.
- D. Treasurer's Overview. We are in sync with expectations. Income and expenses are as expected.
- E. Committees
  - 1. Finance: 2018 Budget. **Ceann moves to approve the proposed budget for 2018. Belinda seconded. All approved; motion passed.**
  - 2. Roads: The roads survey conducted by Diane Thompson via Meadows Monday received good feedback. Unfortunately, the survey indicated that Ouray County might plow above the mailboxes but that is not the case. A correction will be published in the next Meadows Monday.

- a. Forest Hill Road. The new extension has been re-graded. Road extension to lots at the northeast corner of the subdivision is on hold, waiting for backup information from Rick Greene.
  - b. Signs. Feedback on the “Utilities Powered by Solar” have generated feedback from the community. The wording is misleading because solar provides only part of our power, not all. We will ask the sign committee to propose new wording. We also need prices for new signage for the water plant.
  - c. Grading/Plowing. Bruce Chuchurru will be doing the plowing. He will plow when the snow is 6” or more and will plow when roads are blocked due to drifting/blowing snow. Mike Cammack is the contact. Ceann is the secondary contact.
  - d. Speed bumps. No activity for winter. We received the opinion from Ouray County Emergency Services. They do not have a policy against speed bumps but they prefer that subdivisions not install them because they slow response time to emergencies and they make the ride back bumpier for patients in the ambulance.
  - e. Dust mitigation. We have one more estimate for eco-friendly dust mitigation but it looks like it may be too expensive for our budget. We will continue to investigate.
3. Governance. A new revision of the Governing Documents was posted on the website this week. Feedback is being accepted.

F. Items from A3 above (none)

G. Wrap-up

1. Date/location for next meeting will be determined after the Town Hall meeting is scheduled.

H. Adjourn