

**Board Meeting Minutes**  
**Owners Association of Elk Meadows**  
August 9, 2016

A. Opening

1. Roll Call: Joe Lange, President; Mike Cammack, 1st Vice President; David Mullings, 2nd Vice President; Maggie Guscott, Treasurer.  
Guests: Diane Thompson (and acting secretary), Peter Rowland, Bill Chipley, Rick Greene, Helen Bowers, Tim Beene, Bill Hamann (members).
2. Call for items from the board:
  - a. **A new Secretary for the BOD is needed. The board requests that someone from the EM community volunteer for this job.**
  - b. Notification that our Elk Meadows community has its own band - "Alive in the Woods" and is playing at the Sherbino on September 11th for the Sunday Living Room Lounge Event from 6:00 - 9:00pm.
  - c. Tim Beene advised that, in 1971 the first Elk Meadows plots were approved, and at that time lots 3, 6, 8, 9, and 12 each gave up a 20' easement in order to avoid being landlocked. (This was recorded by the county.) Tim requested that road-base access to these lots be provided (and paid for) by the development (a length of about 520 feet). **Motion to approve providing access to the listed properties (with bids from Dan Choate and one other) as part of the fall grading exercise:** David M; seconded: Joe L; motion passed.
  - d. Tim Beene and Helen Bowers raised the issue of fence maintenance to which Joe suggested should be postponed for another board meeting.
  - e. The board endorsed Tim Beene's strongly request to **urge homeowners and anyone else effected by the condition of County Road 5 to support the online petition for improvement.**

B. Formal Approval:

- a. **Motion to approve the June board meeting minutes:** Maggie; seconded: Mike C; motion passed.
- b. **Motion to approve the Annual 2016 meeting minutes:** Joe L; seconded: David M; motion passed.

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

1. Income is on track with budget.
2. This month financial activities have included placing a lien on lot 130, which went into foreclosure, and title transfers with the sale of two properties.
3. Maggie pointed out that the delinquent list is longer than previous months (but not out of line with the time of year when semi-annual payments are coming in). Past due accounts are being handled per process.
4. Expenses are as expected.
5. Other issue: Related to the fire department, **volunteers from Elk Meadows are needed to be part of the fire squad to satisfy the agreement with the department related to housing a fire truck in the development.**

D. Committee Ratification and status as follows:

1. Governance: Walt Atwood (Chair), Baird Brown, Joe Lange. Project in process.
2. Solar: David Mullings (Chair), Helen Bowers, Tim Beene, Bill Chipley. Construction is in the beginning stages; poised to establish financing.
3. Roads: Guy Poulin (Chair). Plan for fall grading will be discussed in the near future, as well as snow plowing.
4. Conservation: With MaryBeth leaving with the sale of her house, this committee is Peter Rowland and Diane Thompson (with the board's acceptance of her recent offer to be part of that initiative). Emphasis continues on weed control, the imminent chipping by the County, and the Dark Skies initiative.
5. Finance: Maggie (Chair) and Guy. The next initiative will be 2017 budget and capital replacement plan.
6. Water/Sewer - Bill Hamann (Chair), Tim Beene. Emphasis is presently on the sewer pumpout recommended for September.
7. Renters: Rick Greene (Chair), Dave Mullings.
8. Communication: Pam DePena (Chair), with Laurie Sweetman managing the newsletter.
9. Welcoming Committee. Since has generally been managed by the secretary, it was decided not to form a special committee for this purpose.
10. Board Advisors: Joe recommended that advisors to the board (who have been MaryBeth Davis and Walt Atwood) will, as a matter of course, be past presidents.

**Motion to formally authorize the above committees: Maggie; seconded: Mike C; motion passed.**

E. Committee Reports

1. Water/Sewer:
  - a. Tim B reported on the advice from "Roto Rooter Dave" regarding sewer pumpout, stating that this is a five year mandatory obligation, and that Roto Rooter (whose bid was the lowest received) would have it done by first snow. Tim will get a firm estimate of the cost to the BOD.
  - b. Bill Hamann (Water/Sewer Committee Chair) offered (and the board accepted the offer) to conduct a study of the sewer system as support to the board. Bill and Tim will share information on our system.
2. Finance: The 2017 budget will be drafted in September.
3. Roads:
  - a. Joe reported for Guy on spring maintenance based on requirements.
  - b. Peter Rowland recommended that the cut-through from Aspen Drive to Alpine Lane be closed due to (a) it never having been designed as a through road, and (b) the dangerous nature of driving on it because of steepness and condition. He mentioned that Guy endorsed this opinion. He suggested that the community be alerted to the fact with signs at top and bottom.

**Motion to close this cut-through September 1, with signs ahead of time: David M; seconded: Joe L; motion passed.**

c. Joe discussed the status of the speed bump pilot project and steps forward, which include consideration for alternative 4” bumps (as on Oak Street in Ouray at \$700 per width), speed dips, speed signage, cattle guards. The idea of removing them during the winter would still apply. Costs and effectiveness of the Ouray bumps will be investigated before the September meeting.

4. Conservation: Peter noted that

- a. MaryBeth had sent an email on chipping.
- b. The mullen weed project has been successful - from water tower on down; however many lots are still infested and need a lot of work. In response to requesting notification of certain property owners about their weeds, **Joe will sent out a note by email.**
- c. Regarding Dark Skies, he mentioned that eight homeowners are in violation of the outside lights regulations. **Joe offered to email these eight people.**

5. Renters: No update.

6. Governance: Project launched; no update.

7. Communication: Since a new directory was published just prior to the annual meeting, there is no further update from this committee.

8. Solar Project:

- a. The president and vice president signed the resolution related to same.
- b. Tim reported on the status of the initial stages of construction in terms of panel location, change in panel height, and the promise of a contract for signature as soon as possible. He advised the board of Will Krois’ generous donation of time for the required AC work.

F. Issues for discussion:

- a. Bank Signature Cards signed by board members for the new board year.
- b. Statements of confidentiality and conflict of interest signed by new board.
- c. Training: Detail to be defined later as needed.
- d. Special initiatives: All addressed above.

G. Items from A3 above.

Addressed above.

H. Executive Session

The board went into executive session per:

1. Paragraph 5, sections c (Review of or discussion relating to any written or oral communication from legal counsel); and
2. Paragraph 5, section f (Any other matter of which disclosure would constitute an unwarranted invasion of individual privacy).

Coming out of Executive Session, there were no decisions or unusual actions to be made regarding either issue.

H. **Motion to adjourn: David M; seconded: Joe; motion passed.**

The next meeting is scheduled for Tuesday, September 13, 2016 at Joe Lange's residence (30 Forest Hill Rd).

Respectfully submitted: Maggie Guscott, Acting Secretary