

Elk Meadows Board of Directors Meeting 05/12/2026 - Meeting Minutes

Agenda Item	Discussion	Add. Notes
Meeting called to order 6:33pm		
Roll call	In attendance: Maggie Guscott, Pam East, Susan Christians, Rob Rutherford, Peter Rowland, Suzy Huizinga	
Call for items to be placed on the agenda by board members	None	
Open Forum	Rob Rutherford: Fire pits at short-term rentals – HOA needs to address this	Pam to send out notice to STR and LTR owners
Treasurer's report – Maggie Guscott - Treasurer	Major expenses this quarter • Water system maintenance and testing • Snow plowing • Tree treatment Major expenses predicted for next quarter • Road • Fence • Escape route gate • Fire mitigation • General liability insurance • Income is ahead of budget due to annual/semi annual	
Approval of meeting minutes from 02/2026 meeting	Motion to approve: Susan, Pam seconded; motion passed	
New Business • Annual General Meeting	• Schedule • Date and time- July 15, 2026, 6:30pm Zoom • Agenda highlights – Budget, items to vote on • Member packets – Maggie and Pam working on getting packets printed and sent out • Dues increase info will be part of the packet • Proxies	

	• Packet goes out in hard copy form 1 month prior • Peter suggested sending out notice prior to packets going out • BoD terms ending • Peter – in person/hybrid option? Perhaps next year?	
Ongoing/old business • Water report • Sewer report • Road maintenance	<u>Water report</u> • Supply (spring, wells) is good and system is running productively • Using more than spring producing • Jim Hayford currently looking for a leak <u>Sewer report</u> • System is running as it should <u>Road maintenance</u> • Going well this spring • Speed bumps will impact what we do in fall in terms of spending	
Ongoing projects – status • Emergency evacuation route update • Financial analysis for AGM	• Andrew still working with Clausses, in process of negotiations, Andrew re-drafting agreement • Dusty Rubeck and Maggie still working on analysis for projected dues increase to be discussed at annual meeting in July. • 3 funds being impacted by added expenses • Last increase was in 2020 • Time to revisit • Recommending 20% increase • Maggie working on chart to include in AGM packet • Will come to a vote • Proposition will be part of the packet	
Next quarterly BOD meeting date	August 11, 2026 at 6:30 was approved	

	New lot owner, Suzy Huizinga introduced herself	
Meeting adjourned 7:23pm		