

Elk Meadows Board of Directors Meeting Minutes

May 17, 2022

1. Call to order 6:44 pm via ZOOM
 - a. Roll Call - In attendance
Board members: Stephanie Kissner, Eddie Kemper, Andrew Temple, Maggie Guscott
2. Call for items to be placed on the agenda by Board Members
 - a. No Board items
3. Open Forum (2 minutes for an owner to speak)
 - a. No member (visitor) items.
4. Treasurers Report
 - a. Income vs Expenses, current as of May 2022
Income ahead of budget for 2022
 - b. Main expenses, February 2022 – May 2022:
 - i. Fall 2021 Roads, Winter 2022 Snow Removal (\$13,768)
 - ii .Annual Water Rights Permit (\$135)
 - iii. Frozen waste water lines (Aspen at Valley View, also at end of Aspen Drive)
(unanticipated \$3,000)
 - iv. Tree treatment, greenspace (\$819)
 - c. Anticipated Expenses:
 - i. Capital project expenses projected for 2022 total \$8,000 against water distribution system (flow meters), identified in Reserve Study for the period 2019-2023.
 - ii. Main expenses for quarter May - August:
 1. Roads, spring grading (annual budget (spring & fall) \$20,000)
 2. General Liability Insurance (\$4,000, anticipated)
 3. Complete repair of damage from frozen waste water lines (unanticipated \$1,000+)
 4. Weed spraying (budget \$1,500)
 5. Fence repair (determined based on discovery, budget \$5,000)
5. Formal Acceptance/Approval
 - a. November 2021 Board meeting minutes as presented. Motion to approve: Maggie Guscott; seconded: Stephanie Kissner; all approved; motion passed.
 - b. For the record, the Board approved the new combined contract with Jim Hayford as operator of water plant collection and distribution system and maintenance of the waste water systems for the upcoming year, May 1, 2022-2023.
 - c. For the record: The formal resolution granting lot 13 a Variance for long-term camping permit was approved by Board and sent to our attorneys January 13, 2022 and filed with the County.
6. Committee activity
 - a. Conservation project, tree treatment:
 - i. Product has been applied in greenspace by forester

- ii. Membership is advised to order MCH packets for individual properties

7. New Business - updates

- b. Q2 Board Business
 - i. Walk fence line, fence repair plan: Stephanie will contact members who were involved for the 2021 effort
 - ii. 2023 draft budget: Maggie will draft this budget for Board review and inclusion in the Annual meeting packet
- c. Fire escape (evacuation) route: Stephanie will contact Rosetti about walking this route.
- d. 2022 Annual meeting
 - i. Meeting date and format (Tuesday, July 12, 2022, via Zoom, 6:30 pm)
 - ii. The member packets will be mailed/delivered to all members, as required, by June 12th.
 - iii. ~~Call for new Board members~~
 - iv. Possible items for membership discussion/vote:
 - 1. Livestock
 - 2. ADUs
 - 3. Refinement of covenants for simplicity

2. Ongoing/Old Business

- a. Water/sewer report as follows:
 - i. All Pumps, Filters and Electronic systems are functioning normally. Three meter transmitters replaced this month; ten expected this year. Average daily usage is 13,000 gallons. Average daily spring flow is 15,000 gallons. Spring water turbidity has finally come down to filterable levels, giving our wells a rest. The Hill tank is 60% full (a three-day supply).
 - ii. We had 2 meter freeze ups and 2 sewer mainline freeze ups in March and April; all repaired. By way of explanation, as a result of this winter's cold spells, the lines froze lower than usual; when temperatures warmed up, thawing took place higher up but the sewage was blocked because of lower levels still being frozen.
- b. Roads: Andrew will discuss the overall grading plan with Sako to prioritize what needs to be done as well as a wish list to follow.

- 3. Projects: To prepare an updated member directory, the annual meeting packet will include a Contact Information update sheet asking for confirmation about being included in the Directory.

8. Regular Meeting Adjournment: 7:54 pm

9. Executive Session as needed. (None)

Respectfully submitted,
EMHOA Board, June 6, 2022