

ELK STREAM RANCH PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

September 27, 2012

The meeting was held via teleconference and was called to order by President Jim Fritz at 7:10 pm MST. Also in attendance were Board members Gem Boone, PMC Chair Keith Payden, and owner Alan Scott. Due to the absence of Secretary/Treasurer Philip Walters, minutes were kept by Vice President Gem Boone.

Topics discussed were as follows:

1. Board e-mail communications: Jim discussed the new law HB 12-1237 that goes into effect on January 1, 2013. Owners will be entitled to inspect board e-mails that relate directly to decisions made by the board outside of a meeting, whether by e-mail, written resolution, phone, etc. Owner Alan Scott took the floor and suggested we could set up a Yahoo group account, but that it would be his second choice. His first choice would be to set up e-mail accounts through the ESRPOA web site. It has an option for up to 3 e-mail accounts and is password protected. After further discussion the board asked Alan to look into setting up an e-mail account through the ESRPOA web site.
2. Weber Fire Reclamation: PMC Chair Keith Payden took the floor and updated the board on what has been accomplished after the last flooding event that occurred on September 12, 2012. Hay bales have been put in place upstream of culverts at the Surabians' and Paydens' property. Bar ditches have been filled in south of the Walters' driveway to try and slow the flow and erosion. The work further south has not been completed as of yet. Our road contractor is going to re-enforce the ditch by the Czaplickies' property with rocks to try and slow the flow down to prevent further erosion of Road 46. Keith Payden explained that it is very hard to get estimates of work after each flooding event as they all have resulted in different problems. The last rain was quite substantial and created more issues than the prior flooding events. Keith said he will try to be more diligent in passing on cost estimates to the board if he is able to get them from our road contractor.
3. President Jim Fritz spoke of an e-mail exchange with owner Chris Willsey. The subject was about the assessment being applied to each lot owner or each individual, regardless of how many lots they might own. Jim Fitz replied to the e-mail that all assessments are applied to each lot owner.
4. Owner Alan Scott stated that he would be willing to post to the ESRPOA website any photos of the flooding events that members have taken. Anyone willing to share their photos is encouraged to send them to alanne@xmission.com.
5. Budgetary Status: Thus far 4 lots have paid their 2013 annual as well as their full special assessments which has brought up the funds to an acceptable level to be able to pay for further flood mitigation. The board anticipates more funds coming in throughout the month of October.

6. Road License Agreements: Past President Alan Scott stated that documents have been sent out to the Daultons. They have replied and their installment payment has been sent, but not received as of yet. The last of their installment payments will be due on January 1, 2013. Alan also spoke with Erin, our association lawyer, and she stated that the Barbers are still interested, but have expressed that they would like to make a few changes in the documents to items that are 'non road issues'. Erin stated to Alan that the Wagoners still think they have an easement, which is not true, she said it is an 'educational problem'.
7. Status of lien on Lot 29: President Jim Fritz brought up the discussion about reestablishing communication with the owner. Owner Alan Scott volunteered to be the liaison and make contact. Alan was President of ESRPOA for the 2011/2012 has had prior discussions with the owner regarding the lien. The board agreed that he should make contact.
8. Pond Reclamation Update: Vice President Gem Boone has sent an e-mail to the NRCS office for clarification on information she has gathered on obtaining possible funding. To date she has not yet received a reply. She will follow up in the coming week. Owner Keith Payden spoke with Wayne Robb and stated that Mr. Robb was still willing to perform the work on cleaning out the ponds. He also stated that he would like a commitment for cattle grazing if he performed the work.

Meeting was adjourned at 7:55 pm MST.

Respectively submitted,
Gem Boone
Vice President