

**ELK STREAM RANCH PROPERTY OWNERS ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**December 8, 2015**

The Board of Directors held its regular meeting via conference call. Attending were Steve Villano, Louise Lawson, and Alan Scott. Steve Villano, President, called the meeting to order at 7:46 pm MST.

**Old Business:**

Financial Report. Steve Villano reported that all member assessments and road reserve fees have been received in full. He also noted that the most recent monthly financial report prepared by Odin Christensen, Assistant Treasurer indicates sufficient income in excess of expenses.

**New Business:**

Weed/Cheat Grass Control. The BOD reviewed a summary report prepared and submitted by Steve Boone, Chairman of the Property Management Committee (PMC). (See Attachment A.) After some discussion, the BOD agreed to follow-up with the PMC to better understand its plan to address what appears to be an increase in post-fire weeds and cheat grass. A concern is whether the Association needs to broaden and intensify its weed control efforts from roadside spraying to a community-wide weed control effort. For example, one question considered was whether the ESRPOA needs to treat weed and cheat grass on individual properties and/or preferably incent owners to control their property's weeds. Steve Villano will follow-up with Steve Boone to determine how we might proceed to elevate the issue of weed management to an ESRPOA-wide effort and whether the PMC needs BOD support.

Governing Documents. Alan Scott reported that our governing documents incorrectly refer to the ESRPOA's Fiscal Year as being the Calendar Year. Alan will forward the specific references to the BOD. Steve Villano offered to review the references and then a determination will be made as to whether this is a material matter. Assuming a correction is either necessary or a best practice remedy, the BOD will proceed to make the necessary correction(s) to the documents.

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The Directors scheduled their next regular meeting for Tuesday, March 22, 2016 at 7:00 pm MDT. The meeting was adjourned at 8:12 pm MST.

Respectfully submitted,  
Louise T. Lawson, Secretary