

**Elk Stream Ranch
Property Owners Association
Annual Meeting of Membership
For August 12, 2017**

The annual meeting of the Elk Stream Ranch Property Owners Association (ESRPOA) was held at the home of Steve Villano and Chris Groll, 45487 Road G.3., Mancos, CO. Steve Villano, President, called the meeting to order at 1:07 PM MDT.

ESRPOA lots were represented either in person or by proxy as seen in the **ATTACHMENT "B"**. Twenty-three of the ESRPOA's 35 lots were represented by proxy or in person, or 65.7 percent of all lots, which provides a Quorum. ESRPOA Bylaws define a Quorum as 20 percent or seven lots.

2016 Annual Meeting Minutes

The members waived the reading of the 2016 Annual Meeting minutes and the minutes were accepted as presented.

FireWise Report

Amanda Brenner from SW Colorado FireWise gave a presentation about the FireWise programs available to the ESRPOA members. The following is a recap of her presentation.

Cost-Share and other grants

- Defensible Space Cost-Share allows individual homeowners to get a refund up to 50% of their zones 1 and 2 defensible space mitigation project (minus a 10% administrative fee).
- Chipper rental rebate for individuals or neighborhood.
Deadline October 31.
- Info for all FireWise incentive programs can be found on southwestcoloradofires.org under the "Take Action" tab. Or you can request info from your County Coordinator, Amanda Brenner-Cannon, or your Ambassadors.

Colorado Division of Fire Prevention and Control: Certified Burner Class

- October 16-18
- Request information from Amanda or Ambassadors if interested.
- \$40 RSVP with Tanner Hutt. Info in flier that can be obtained through myself or your Ambassadors.

Time, date, and location for the following events are TBD. Ambassadors will update when there is more information.

- Home Ignition Zone (HIZ) course. Gives Ambassadors and residential owners the tools to create a defensible space starting from their home and out to zones 1 and 2. This is a comprehensive 2-day course and will be taught by representatives from the BLM and CSFS. If interested, let your Ambassadors know.
- Forest insect and disease presentation by Dan West, CSFS Entomologist from our State Office in Fort Collins.

- Planning new Ambassador orientation for September. We are currently looking at September 28 and 29 at the Durango Public Lands Center. Since Odin Christensen has moved, Elk Stream Ranch needs someone to take his place. If you are interested in volunteering, please sign up today, or let Amanda or your Ambassador know soon.

Amanda is also available to meet with homeowners and do a wildfire site visit. There are FireWise courses available to anyone interested. You can find this and other information on the FireWise website @ southwestcoloradofires.org. Amanda can be reached at mcfirewise@gmail.com, or 970-364-3473.

Linda Walters, one of ESRPOA FireWise ambassadors, reminded everyone that there are funds in the ESRPOA budget for fuels reduction on private lots if the work is in the scope of the ESRPOA fuels reduction plan. The ESRPOA will pay for half the cost of this work up to certain limits, see "**ATTACHMENT C**". Please contact Linda Walters for a review of the property before starting any work.

Linda also recommended that everyone sign up for NIXEL.COM, which is a notification service for Montezuma County. Nixel.com will notify persons of fire, weather, or other emergencies in the area.

Linda and the other FireWise ambassadors (Gem Boone, Ken & Pam Surabian) will plan an evacuation drill for ESRPOA and disseminate the information to the owners.

Assistant Treasurer's Report

Steve Villano presented the ESRPOA annual financial summary for the year 2016-2017, see **ATTACHMENT "D"**. All dues and reserve assessments for the year 2016- 2017 were received in full.

Tom Olson assumed the responsibilities of assistant treasurer in April 2017, when Odin Christensen resigned the position.

Design Review Committee (DRC) Report

The 2016-2017 DRC Committee consists of Philip Walters as Chair, Steve Boone and Tom Olson. Philip presented the DRC report, see **ATTACHMENT "E"**. Philip reminded everyone to review DRC requirements on the ESRPOA website, www.elkstreamranch.org, when considering improvements to their property.

Property Management Committee (PMC) Report

The 2016-2017 PMC members are Steve Boone Chairman, Philip Walters, Ken Subarian and Maddy Butcher. Steve Boone presented the PMC's report, and is included here as **ATTACHMENT "F"**.

Steve highlighted the fact that Philip Walters will no longer be our "SNOW QUEEN", and we will need someone to take over that responsibility. The snow queen is responsible for coordinating snow removal efforts for the ESRPOA roads, and will determine when the snow removal contractor is notified to plow the roads. Residents should not contact the snow removal contractor if they have concerns about the roads. Please communicate any snow removal issues with the "SNOW QUEEN".

Steve also reviewed the past grazing season and steps taken this year to prevent any overgrazing of Elk Stream Ranch. The length of the ESRPOA grazing lease was discussed with regard to receiving agricultural tax credits for the association. According to Wayne Robb, our grazer, the length of the grazing season for tax credits is very subjective. To make it cost effective for Wayne, we need to allow the cattle on our property for at least 2 plus months.

Philip Walters presented the PMC's concept of the front gate portal for Elk Stream Ranch, see **ATTACHMENT "G"**. Tom Olson was nominated to head up the construction of this project.

There was a lengthy discussion about weed mitigation and the Association's longstanding approach to same in order to maximize the benefits for the community given limited resources. Homeowners in attendance asked questions about this policy and offered their views about the implementation of the Association's weed mitigation efforts as it relates to their lots.

Website Report

Alan Scott, Webmaster for ESRPOA, reminded members that our website contains all of the contact information for our Board of Directors (BOD) and committee members. Also posted on the website are announcements of upcoming BOD meetings and past board minutes. Members are welcome to participate in BOD meetings.

2017-2018 Budget

Steve Villano presented the 2017-2018 Budget, see **ATTACHMENT A** which was adopted by the Board of Directors on June 27, 2017.

The 2017-2018 Budget is based on past years' experience and data. The Board determined that to cover the projected expenses for the year 2017-2018, the regular dues assessment will be \$1,800.00 per lot.

To maintain a \$30,000.00 to \$40,000.00 balance in the Capital Reserve Account, a \$200.00 assessment per lot was approved. The Capital Budget includes monies to rebuild the ESRPOA sign portal.

The Budget adopted by the BOD is deemed ratified unless 67 percent of the ESRPOA members reject the adopted Budget. Steve Villano called the question of whether anyone wished to move to reject the Budget. There were no motions to reject; therefore the 2017-2018 Budget is deemed ratified as presented.

Election of Board Director

Barry Stone was nominated by the Board of Directors to fill the seat being vacated by outgoing Director, Steve Villano. Steve Villano asked if there were any other nominations for the position. There were none. Philip Walters moved to close the nominations and Charles Bellows seconded the motion. Barry Stone was elected to the Board of Directors by a vote of 23-0.

The meeting was adjourned at approximately 3:30 MDT.