

ELK STREAM RANCH
PROPERTY OWNERS ASSOCIATION
BOARD MEETING
AUGUST 30, 2018

MEETING CALLED TO ORDER: 7:00 pm (TELE-CONFERENCE)

PRESENT: Tom Olson, President, Barry Stone, Vice President, Ken Surabian,
Secretary/Treasurer

ALSO PRESENT: W. Alan Scott, Former President and current Webmaster

NON-AGENDA ISSUES:

Tom announced that Phil Walters is no longer chairman of the DRC and asked that Alan assume his duties. The Board concurred, and Alan will become DRC chairperson, by September 15, 2018. Thanks to Philip for his service.

The BOD voted to have Steve Boone remain as PMC chairman. The Board accepted his offer. Thank you, Steve.

Tom Olson will write and post the 2018-2019 fall letter to the Elk Stream members. The letter will state the annual dues amount will be due October 31, 2018. The letter will state the reason for the new lower dues amount is based on a refund voted on at the annual meeting August 4, 2018. The mailing will include the annual limited Power of Attorney for the Board to conduct the association's business and address the grazing program for those members participating and their property's agricultural status.

AGENDA ISSUES

The Board approved its minutes from the July 28, 2018 meeting sent on August 17, 2018. Tom Olson reported that at the PMC meeting of August 23, 2018, Tyler Willbanks of Rocky Draw AG Services LLC., our current weed service, was directed to prepare and submit a weed control plan for Road 46 and common areas. Each property owner may choose their own service. Tyler is well qualified and maintains several other large properties. When received, the plan/proposal will be sent to our attorney for review and approval for legal compliance under the CWMA. The Board approved this action and the proposal and its compliance with the Colorado Weed Management Act. Upon receipt of Tyler's plan and lawyer approval, both will be presented to the membership after the Board's decision.

The Board voted to adopt a policy regarding gift/conflict of interest to the Board or Committee Members. This policy must be signed by Tom Olson and Ken Surabian.

Alan Scott will work with Erin Johnson to clarify the ESRPOA policy on the number of households allowed on each property. When this is completed, it will be voted on by the BOD and if approved posted on the Elk Stream Ranch POA website.

Tom Olson is interviewing bookkeepers for the association. The bookkeeper's duties will be to collect the mail, post invoices to their respective account, and after a Board members approval as to job completion, ready a check to be signed by a Board member. The POA board will negotiate this service's monthly cost. Details to be presented at the next Board meeting.

Alan and our attorney are working on the yearly road easement for the Dalton properties. Once delivered to the President, Tom Olson will sign and deliver to the Daltons for signatures and payment. When completed proof of payment and all documents will be scanned, this document will be sent to Erin Johnson, ESRPOA's attorney.

A letter to Elk Springs clarifying easement/access to Elk Stream is being composed by Tom Olson. This will be sent to Elk Springs Board.

The wording of a new sign at our gate is under consideration. In essence it will state "Residence and guests only - speed limit 20 mph." At the next Board meeting this should be resolved as well as signage size/cost and placement decided.

A letter, with map and address of our turn-around, which is in front of the Christenson's property, is to be sent to the membership. This is necessary for semi-trucks to safely enter and exit our canyon. The Board will consider its content and send when completed.

Next Board meeting will be when issues need to be discussed, have input or Board action is needed.

The Board is required to give notice of policies, and this is said notice. These policies will be discussed and voted on at a future Board meeting.

Meeting adjourned at 8:20pm, August 30, 2018.

Ken Surabian
Secretary/Treasurer