

**Elk Stream Ranch Board of Directors
May 30, 2018 Minutes of Meeting**

- Attendees: Alan Scott, Tom Olson, Barry Stone, and Erin Johnson, Attorney
- Meeting was called to order at 7:02 P.M. MDT
- Minutes from the May 16th meeting were approved
- For the remainder of the year weed control will continue as planned with weed spraying along the easements and on owner's property as our weed spray contractor identifies weed infestations with the exception for no spraying on lots 7 & 9. For the longer-term Erin will draft a proposed weed policy, to be reviewed and accepted by the Board. Erin will also present our new weed policy to the members at the annual meeting. A weed control plan will then be developed for approval by the Board. Using this policy and underlying plan, the HOA will regulate weeds within the HOA. Weeds on the easements of community roads will be controlled by the HOA. Private property weed control will be the responsibility of the property owner and will be subject to inspection in accordance with the plan. Erin will continue to work with the owners of lots 7 & 9 regarding the letter from their attorney.
- Via E-Mail the Board received a letter from one of the owners of lots 7 & 9. Erin will address the issues raise except for the concerns about the fire mitigation cost sharing which has been adequately addressed by Philip Walters.
- After some discussion Alan made a motion to return to the original policy for cost sharing for fire mitigation along the road way. It was seconded by Tom and all approved.
- A partial review of the budget was made with the following comments by Alan; 1. add a line item for donation to Montezuma County Fire Wise for \$1000 2. Increase the Legal expense line item to \$3000. 3. Change the Fire Mitigation amount to \$10k. The budget needs more review in preparation for approval at the next Board meeting.
- Alan will investigate if cost sharing only applies to the first-time fire mitigation or can it also apply to removing regrowth.
- Alan will prepare the summer mailing for the Annual Meeting.
- Next meeting will be on Tuesday June 19th
- Meeting adjourned at 8:33 PM

Submitted by Barry Stone