

**Elk Stream Ranch
Property Owners Association
December 6, 2019**

Teleconference meeting called to order by Board President Barry Stone at 1:04pm.

Present: Barry Stone - President
Ken Surabian - Vice President
Dave Johnson - Secretary/Treasurer
Drew Stein
Gary Sazer (Wings Ranch Attorney)
Alan Scott
Vickie Johnson

Motion to accept minutes of Board meeting of October 25, 2019 made by Barry Stone, seconded by Ken Surabian. The motion was carried and the Board approved.

Old Business:

Wings Ranch Lighting:

The discussion covered the following issues:

1. Barry Stone started the discussion asking if a lighting plan was submitted to the DRC. Drew Stein stated that he did submit a plan and that he discussed it with Philip Walters. Alan Scott - Chairman of DRC - has not seen any Lighting plans that included the lights under the eaves.
2. As stated in DRC Guidelines All lighting should be downward facing, shielded and not visible from Elk Stream Ranch roads. Additionally, No Mercury vapor lights or similar shall be allowed.
3. Elk Stream Ranch currently does not have standards in place regarding the brightness of outdoor lighting.
4. As a result of several complaints, Wings Ranch has taken steps to correct outdoor lighting issues at the request of the DRC.
5. Wings Ranch considers the lighting in question to be 'Emergency Only' lighting.
6. Wings Ranch agrees to a neighborhood visual lighting test. Date and time to be determined by the DRC.
7. Alan Scott suggested that the Elk Stream Ranch community consider implementing a comprehensive lighting regulation.

Dues and Expenses Update:

1. The Baker property has sold and all fees have been paid.
2. Barry Stone reports that all dues have been paid except for the Keyes and the Storms properties. Letters, emails and phone calls to these property owners have gone unanswered.
3. A motion was made by Ken Surabian to update the lien on the Keyes property and file a lien on the Storm property. The motion was passed. Barry Stone will contact the Elk Stream Ranch attorney to get this accomplished.

4. The Board discussed current and future road improvement and maintenance expenditures.

Barber Ranch/BLM Gate:

Barry is still trying to contact the BLM regarding the gate at the South end of Road 46.

Weed Inspection:

Bonnie Loving sent out letters to appropriate property owners regarding weed issues. Barry reports that there was only one (1) response. The Board will take up the Weed issue again in the Spring of 2020.

New Business:

Gate Code:

The Board discussed changing the Gate Code. It will be changed after the first of the year.

Jeep Trail Road G3

The Board discussed permanently closing off the Jeep trail and allowing entities that possess Right of Way access permission to use the Elk Stream Ranch main roads. This subject will be discussed at a future meeting.

Gate Maintenance Contractor:

Barry suggests that we hire the Bayfield contractor and set up a meeting for him to review and become familiar with our gate at our gate. The Board agreed.

Motion to adjourn by Barry and seconded by Dave.

Meeting adjourned at 2:45pm