

ELK STREAM RANCH
PROPERTY OWNERS ASSOCIATION

Annual Meeting

August 10, 2019

The meeting was held at the Mancos Valley Community Center and lunch was served prior to the start of the meeting.

The meeting was started at 1:00PM by President Tom Olson, with Vice President Barry Stone and Secretary/Treasurer Ken Surabian in attendance.

Tom Olson, after greeting those present, introduced new lot owners and members David and Pamela Larsen, Lot 6 and Steve Peters, Lot 25.

Tom Olson stated 14 members were in attendance and 4 proxies were received for a quorum and the Annual Meeting could proceed.

The minutes of last years meeting were approved but not read aloud.

- Steve Boone presented the updated Elk Stream Ranch Weed Policy and Bonnie Loving from the Montezuma County Weed Program gave a short presentation on undesirable weeds and clarification of the County 's weed policy. There was discussion regarding enforcement of Weed Policy. Bonnie explained that if individual owners do not take care of weed abatement on their property after being notified by the County, the County would spray the area and lien the property for costs.

- Property Management Report – Steve Boone then read the PMC report. The cattle are still in the canyon and may stay a bit longer. (See Website for details)

- Parking Policy Report – Barry Stone then presented a new addition to the Parking Policy. Much discussion followed. It was determined that more work needs to be done on the policy before implementation. It was suggested that a committee be formed to work with the board to review the parking policy. The board will consider this.

- The Treasurers Report and the 2019-2020 Budget – Tom Olson gave the Treasurers Report and 2019-2020 Budget. Tom explained that the dues for the coming year would be higher this year due to the amount spent on snow removal. The dues per lot this year will be \$2,032. This represents \$1,800 road repairs/maintenance and \$232 snow removal reserve. Dave Larson made a motion to accept the 2019-2020 Budget. Philip Walters 2nd the motion – the motion was approved and carried.

- Design Review Committee Report – Alan Scott gave an update on DRC (see website for details). Finalizing inspection on Wings Ranch construction is scheduled for Monday, August 12.

- Website Report – Alan Scott gave his report that the website is up and running and with this meeting input would be up to date. He then circulated a paper for all to share their personal phone numbers with residents in Elk Stream.

- Fire wise Committee Report – Linda Walters announced that she will no longer be the representative for Fire wise. Gem Boone volunteered to take over the position.

Nominations – Steve Boone made a nomination for Dave Johnson to be on the Board for a three-year term. He was unanimously approved.

There being no further business, Philip Walters made a motion to adjourned and Linda Walters 2nd. The motion was carried with unanimous vote.

Submitted by Ken Surabian, Secretary