

**Elk Stream Ranch
Property Owners Association
Board of Directors Meeting - October 25, 2019**

Teleconference meeting called to order by Board President Barry Stone at 1:02pm.

Present: Barry Stone - President
Ken Surabian - Vice President
Dave Johnson - Secretary/Treasurer

Motion to accept minutes of Board meeting of September 3, 2019 made by Ken, seconded by Barry. The motion was carried and the Board approved.

Old Business:

Parking Policy:

Barry discussed with Erin Johnson the terms 'vehicles and articles' - 'vehicles on the Roadway' and 'unsightly articles and vehicles'. Erin felt that all of these items were defined and covered under the current Declarations and Covenants. Regarding visibility and screening unsightliness from adjacent lots Erin felt that this term was too broad and we would not be able to defend this. Additionally, the term 'Unsightliness from the Roadways" is already covered under our Covenants. The issue of the number of allowed unscreened cars/pickup trucks on a property was discussed. After this discussion the Parking Policy #16-2019 was brought to a vote. Ken made a motion to approve the Parking Policy as presented at the annual POA meeting. Dave seconded the motion. None were opposed. The motion carried.

Barber Ranch:

The continued illegal road use was discussed. Barry will contact Erin to get an update on negotiations and will contact the BLM to discuss this matter.

Gate Maintenance Contractor:

Barry is in the process of contacting two different contractors.
Troy - Bayfield - 970-759-5157
Chris - Farmington - 505-360-6101

Expense and Income to Date:

- Half of the Homeowners dues have been paid.
- The J.R. Baker property was discussed. Erin Johnson will be contacted to make sure our Lien is updated if/when appropriate. We will discuss this further at our next Board meeting.

Weed Inspection:

The Board would like to have an update from the PMC Chairman.

DRC Business - Stein Lighting

The lights have been aimed down and metal shielding was installed. Alan Scott continues to work on this with the Steins. Barry has asked Erin Johnson to give us some guidance on how other Homeowners Associations handle dark sky policies.

New Business:

Jeep Road Gate:

Dave reports that the Elk Stream Ranch gate which is about 100 yards down the Jeep road was put back on its pintles and secured with a permanent chain. The gate can only be opened by unlocking one of the six padlocks on the other end of the gate. Additionally, a No Trespassing sign was installed.

There was discussion concerning whether or not to allow the Tower maintenance personnel access to our roads. No decision was made.

Declaration and Covenant Review:

The Board members reviewed these documents to see if any updates might be necessary. The only issue that came up was a question about increasing the current minimum square footage of a home from 1500sf to 2500sf. This item will be discussed with Erin Johnson.

Motion to adjourn by Barry and seconded by Dave. Meeting Adjourned at 2:34pm