

Elk Stream Ranch
Property Owners Association
Board Meeting, August 19, 2020

Meeting Called to Order at 3:10 P.M.

Present:

Ken Surabian-President
Dave Johnson-Vice-President
Dave Larsen-Secretary/Treasurer

Teleconference line had no participants after 10 minutes; so. it was ended.

Business per the Agenda:

Ratification of Election of Board Officers:

Moved by Ken Surabian and seconded by Dave Johnson to ratify the action taken on August 1 at the end of the Annual Membership Meeting to elect Board Officers as follows: Ken Surabian as President, Dave Johnson as Vice-President, and Dave Larsen as Secretary/Treasurer. Motion adopted unanimously.

Appointment of Design Review Committee:

Moved by Dave Larsen and seconded by Ken Surabian to appoint Alan Scott as Chairman of the Design Review Committee with Gem Boone and Paul Czaplicki as additional committee members. Motion adopted unanimously.

Appointment of Property Management Committee:

Moved by Dave Larsen and seconded by Dave Johnson to appoint Steve Boone as Chairman of the Property Management Committee with Maddy Butcher and Sue Ann Olson as additional committee members. Motion adopted unanimously.

Establish Tentative Board meeting dates for 2020-2021:

Moved by Dave Larsen and seconded by Dave Johnson that the regular Board meetings for November, February, and May be held on the third Wednesday of the month subject to weather and director availability at the home of one of the directors as designated in the notice. Motion adopted unanimously.

Adopted Resolutions related to Banking Signatures:

Moved by Dave Johnson and seconded by Ken Surabian to adopt Resolution for Association deposits to be made in the Dolores State Bank in Mancos, Colorado and designate signatories to be all current members of the Board of Directors. Motion adopted unanimously.

Dark Sky Policy:

The proposed Dark Sky Policy was reviewed. It will be voted on by the Board at the next Board meeting.

Gate Repair and related issues:

The past Board decision to work with Chris Haiby of Viking Security Fence was reviewed. It is expected that Chris will soon be making an annual inspection of the gate and will be called out for repair/maintenance as needed. The need for first responder access was discussed; a Knox Box with a key available only to County Fire and Ambulance Services would be a good safety feature for the community. It was moved by Ken Surabian and seconded by Ken Johnson that a Knox Box will be procured and installed. Motion adopted unanimously. It was also discussed that eventually a new gate may be necessary and that in the interim the posts are in need of stability straps. Ken will proceed with the Knox Box and follow through on the other gate issues and report at the next meeting.

Unauthorized use of Road 46:

Issues surround the use of the Associations private easement on Road 46 were discussed. Dave Larsen will contact the BLM for further information on the vehicle prohibition on BLM land at the end of the road.

Fall Mailing:

The annual fall mailing to Association members should be done by October 1. Dave Johnson will follow up, ascertaining the necessary content, and Dave Larsen will determine the appropriate billing method for dues and assessments.

New Business:

There was a brief discussion of an interest by a new Association member for bidding on snow removal. The Board members all expressed their desire to continue the long-term relationship with Cecil Thurman in this regard.

The meeting was adjourned at 5:10 P.M. by unanimous adoption of motion duly seconded.