

Elk Stream Ranch Annual Property Owners Association Meeting

August 1, 2020

Meeting Called to Order at 1:13pm Via Zoom Meeting

16 Lots were represented by Owners present at the meeting, 4 Lots were represented by Proxy. This represents a Quorum.

Barry Stone welcomed the community to the meeting and introduced the Board of Directors.

The community was asked to review the 2019 Annual Meeting Minutes. Steve Boone made a motion to approve the minutes - Ken Surabian seconded the motion. The motion was accepted unanimously.

Reports

- DRC - Alan Scott - Chairman of the Design Review Committee - Reported on 3 projects that the DRC Committee reviewed and approved.
- PMC - Steve Boone - Chairman of the Property Management Committee.
 - Reported that moderate snowfall and monitoring by key local members this year resulted in the association spending approximately one third of its snow removal budget. All in all, the new system of local road monitors and a responsive and experienced snowplow operator kept the roads open and passable.
 - Conversely, the routine maintenance of our roads, together with a very ambitious Elk Spring Ranch Road improvement, the cost of which we pay 2/3 of, challenged our annual Road Maintenance budget. In addition, the fire in mid-June and the resulting fire fighter vehicles, especially up and down G3 caused extensive damage to our roads. Fortunately, the increased spending on road maintenance was offset by underspending on snow removal.
 - Grazing Lease - The PMC and the Board of Directors continues to work with the NRCS (Natural Resource Conservation Service) to monitor our cattle grazing program. Overall, this year's cattle grazing program went very well. The cattle will be leaving the canyon approximately August 7, 2020.
 - Steve Boone extended a Thank You to Maddy Butcher for her assistance in managing the cattle and to SueAnn Olson for her help on the PMC Committee.
 - Weed Mitigation - The new ESR Noxious Weed Management Policy is now firmly in place and the weed mitigation company that Elk Stream Ranch contracted with (Rocky Draw Ag Services) was instructed to ONLY spray weeds on the associations roads and common elements. This leaves the Property Owner SOLELY responsible for the control of weeds on their lot. Failure to manage the weeds on your lot will result in Warning Letters and Enforcement Notices from the Montezuma/LaPlata County Weed Control. It is Strongly encouraged that individual owners, especially those not in the canyon on a regular basis, enter into a private agreement with a weed management company of your choice to regularly address your weed mitigation needs. If you have questions, please refer to Policy #15-2018: Noxious Weed Management Policy found on the Elk Stream Ranch website. Darren George asked if there should be a coordinated effort of interested Property owners to address weeds on private lots in the canyon. This

coordination would be an effort to save money and increase efficiency. Steve Boone supported this idea and encouraged interested Property owners to coordinate with each other.

- FireWise - Gem Boone Reported that there was no coordinated effort with FireWise this year. She added that there are areas along the associations roads that should be mitigated next year. Philip Walters expressed the need for new lines of communication between the community and Fire/Emergency agencies.
- WebSite - Alan Scott gave a brief review of the important items available on the associations website.
- Budget - Barry Stone reviewed the financial information for fiscal year 2019-2020. The association ended the year with excess funds. It was recommended by the Board of Directors that these excess funds be moved to the Snow Removal Reserve Fund in a continued effort to rebuild this fund after the depletion during the 2018-2019 heavy snow season. Steve Boone moved that these excess funds be moved to the Snow Removal Reserve Fund and the motion was seconded by David Larsen. The motion carried unanimously.

Road Access for Barber Property

Barry Stone provided a brief history and review of the issues surrounding Barber's use of our roads. Erin Johnson, the associations attorney, reported on the current situation. Discussion by the members followed. David Larsen moved that the Board continue to work with our attorney in an effort to gather information and evidence supporting the associations position of limiting unauthorized access to association roads. The Board will continue to work with the BLM and State Wildlife officials to insure that State and Federal regulations are met. The Board will also encourage the BLM in its effort to close vehicle access across the BLM land. The Board will continue to negotiate towards a resolution and bring any other action including the filing of a lawsuit back to the membership. Gem Boone and Alan Scott seconded. The motion carried unanimously.

2020-2021 Budget Ratification

Barry Stone reviewed the proposed budget and asked if there were any objections. There were No objections and the budget was Ratified.

Nominations and Election of Director for a three-year term

Gem Boone nominated David Larsen and Steve Boone seconded the nomination. No other nominations were made. Alan Scott moved that nominations be closed, and Philip Walters seconded. The motion to close nominations passed unanimously. There being no other nominations the Secretary casts one vote for David Larsen and he is elected to the Board of Directors.

Review of Dark Sky Policy

A new Dark Sky Policy was mailed to the association membership for review prior to the meeting. Barry Stone asked if there were any objections to the Policy as written. There were no objections, and the Dark Sky Policy will be adopted at a future Board meeting.

There was no additional new business.

Alan Scott made a motion to adjourn the meeting and David Johnson seconded the motion. The motion carried unanimously, and the meeting ended at 2:45p.

