

Elk Stream Ranch
Property Owners Association
Board Meeting, November 18, 2020

Meeting Called to Order at 3:00 P.M.

Present:

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

Present by Teleconference: Barry Stone (left about an hour into the meeting) and Alan Scott

Business per the Agenda:

Approval of Board Minutes for August 18,2020—Moved by Dave Johnson, second by Ken Surabian that minutes be approved as posted on the website. Unanimously adopted.

Adoption of lighting/dark sky policy—Moved by Dave Larsen, second by Dave Johnson to adopt policy as presented at the members annual meeting of August 1, 2020. Unanimously adopted.

Attorney/Client Conference call—postponed with Dave Johnson to contact legal counsel with several questions related to Hunting Policy and financing capital improvements.

Hunting Policy—The Board reviewed a communication from legal counsel and requested that Dave Johnson discuss several matters with legal counsel before finalizing a policy to be presented to Association members before Board adoption. Also, discussed Elk Springs Ranch commitment to post no hunting signs at their front gate. Ken Surabian will follow up.

Weed Policy—Ken Surabian will discuss issues related to the vendor with Steve Boone, Chairman of the Property Management Committee.

Firewise Donation—Moved by Dave Johnson, second by Ken Surabian to make a \$500 donation. Unanimously adopted. Dave Larsen to coordinate with Gem Boone.

Fire Mitigation—Moved by Dave Larsen, second by Ken Surabian to approve Chris Swift to mitigate sides of Road 46.1. Unanimously adopted. Also, Ken Surabian will discuss with Chris Swift recommendations and costs for other Association Roads.

DRC Policy and Procedures—Discussed and determined that no action was currently required.

Mailing list update—noted that being kept current by Alan Scott and appreciation was noted.

Keyes property collection—It was noted that the account has been brought current and no further action needed.

Annual membership mailing results—currently only 6 lots outstanding with final due date of November 30.

Proposed gate—It was discussed that the current gate is old and often needs repair. It would be beneficial if we were to go ahead with a new gate before the current gate is totally inoperable. Ken Surabian will discuss with Chris Haiby what would be available and costs. Discussed use of capital reserve fund and possible member assessment. Dave Johnson will discuss with legal counsel what other financing methods might be available.

Existing gate and repair—recent repairs were discussed and Ken reported that a Knox box had been installed with access given to the Fire Department in case of emergency.

Other new business—Dave Johnson brought up that other Associations have policies which require property owners to clean up after a fire and noted that ESR still had a number of unsightly burned out trees from the 2012 fire. Dave will do some more research and report back.

Meeting adjourned at 5:10 p.m. on motion of Dave Johnson, second by Ken Surabian, unanimously adopted.