

Elk Stream Ranch  
Property Owners Association  
Board Meeting, August 31, 2021

Meeting called to order at 2:05 P.M.

Present:

Dave Johnson - President  
Dave Larsen - Vice President  
Steve Peters - Secretary/Treasurer  
Vickie Johnson - Gate administration/management

Motion to accept the minutes of the Board meetings of June 16, 2021, June 26, 2021 and July 17, 2021 made by Dave Larsen and seconded by Dave Johnson. The motion was carried and approved.

A motion to appoint committee chairman Alan Scott and Steve Boone was made by Dave Johnson, seconded by Steve Peters and Unanimously approved.

Vickie Johnson provided a gate update and implications. She is still waiting to hear from some residents in regard to how they want their names to appear on the gate listing and their chosen 4 digit code. A general discussion was held about the number of automatic clickers per lot for gate entry being two. However, residents will be allowed additional clickers but this will likely be at a cost per additional clicker. It was recommended that the board purchase and always keep a surplus of 10 clickers.

General discussion was held to consider writing a policy to require lot owners to be responsible for their guests' use of their gate code. This policy would prevent homeowners from allowing entry with their gate code to persons who want general access to enter Elk Stream Ranch.

Cecil will be placing boulders at the pedestrian walk through at the new gate to prevent unauthorized vehicle entry using that approach.

The Board will be given a gate tutorial the first week in September with a tentative date to close the gate and become operational on September 10. Discussion took place around options for capturing, storing and data backup in the most secure and efficacious manner in the future. Tom Olson, who volunteered at the annual meeting, will be monitoring the gate cameras and security.

Fed Ex and UPS will have their own special codes supplied to them, which will only allow entry from 6am to 11pm.

Discussion was held concerning installing a more robust gate in the future on the Jeep trail as it enters Elk Stream Ranch. Cost was estimated at approximately 4-6K. Placing boulders at this site as a temporary solution was discussed.

Further discussion was held concerning the winter Fedex/UPS drop box site. Recommendation has been made to investigate placement on the west side of road 46 inside the new gate.

Dave Larson requested that account balances for the end of the fiscal year August 1, 2020 to July 31, 2021 be sent to Alan Scott to be posted.

A Vote to approve the annual meeting was made and unanimously approved.

A motion was made by Steve Peters to change the current Board liability insurance including Officer's liability and General E&O to a local and more accessible provider (State Farm Cortez). The current contract expires in October. This was seconded by Dave Larsen and unanimously approved.

Discussion of dates for future Board Meetings was discussed and it was determined that the next one will be held in early November.

Meeting was adjourned at 4:35 p.m. on a motion by Dave Johnson, second by Dave Larsen and unanimously adopted.