

**Elk Stream Ranch
Property Owners Association
Annual Meeting of Membership
For July 17, 2021**

The annual Association meeting was held at 10:00 A.M. on July 17 at the Mancos Community Center. In attendance was the entire Board of Directors and 23 lot owners: 15 physically presented and 8 present by proxy.

The meeting was called to order by Ken Surabian, Association President at 10:00 A.M. Introductions of the Board, Committee Chairman, new members and all members present were made.

It was determined that representatives of 23 lots present physically or by proxy constituted a quorum.

The Minutes for the Previous Year's Annual Meeting as posted on the website were reviewed and on motion by Phil Walters, second by Alan Scott were unanimously approved.

The following reports and discussion took place:

- The new gate — Ken Surabian reported on the reasons to replace the old gate. Phil Walters who was involved with installation of the old gate indicated that it was well passed its useful life.
- Treasurer's report — Dave Larsen passed out a current account balance sheet and a report showing current expenditures as of June 30 compared to the revised 20-21 budget. There was a discussion related to the cost of road maintenance and repair. (See attachment.)
- New Policies for 20-21 — Ken Surabian noted that the Board had adopted a Dark Skies Policy and a Hunting Policy, both of which can be found on the website. (See website.)
- Fire Mitigation Report — Dave Johnson reported on a planned fuel mitigation project that will take place in early September mostly on road G3, 20 feet on both sides of the road, for a cost of \$15,000 with \$7,500 being reimbursed from the Wildfire Adaptive Partnership. Most of the money will come from the Wildfire Mitigation Reserve Fund with the reimbursement being returned to that fund. Tall stands of trees will be saved when possible. Gem Boone talked about the history of fires and fire mitigation and gave information about services available to help individual homeowners.
- Design Review—Alan Scott gave a report about projects approved including 2 homes, an internet tower and several other minor projects. (See attachment.)

- Property Management Committee Report—Gem Boone read the report provided by Steve who was out of town. (See attachment.)
- Weed Policy—It was reported that the weed abatement contractor for community areas along the roadsides had been changed. Gem Boone and Phil Walters provided information on mitigation control measures. It was noted that delinquent property owners may soon be getting notices from the county.
- Website Report—Alan Scott outlined items available on the website including director and committee member contact information. He also volunteered to publish property owner contact information for those who provided consent.

New Business items were then taken up as follows:

- The 2021-2022 Adopted Budget was reviewed. There being no objection from the membership, the Adopted Budget was declared ratified per the Association Bylaws.
- There was additional discussion about the new gate operation and Tom Olsen volunteered to assist in the monitoring once the gate was up and running.
- The current plans for a Kiosk for package deliveries and moving the mailboxes inside the first gate were discussed.

Steve Peters was nominated for the vacancy on the Board of Directors created by Ken Surabian's three-year term coming to an end. Motion by Dave Larsen, second by Phil Walters. There being no other nominations, nominations were closed and Steve was elected to a three-year term.

On motion by Dave Johnson, second by Ken Surabian unanimously adopted the meeting as adjourned at 12:00 P.M.