

Elk Stream Ranch
Property Owners Association
Board Meeting, February 17, 2021

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, Tom Olson, and Alan Scott. Neal Wight joined about 10 minutes into the meeting. Tom Olson and Neal Wight left after adoption of the Hunting Policy. Barry Stone and Alan Scott left later on in the meeting.

Business per the Agenda:

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

Adoption of Hunting Policy #18-2020— There was input from Tom Olson and Neal Wight and discussion concerning use of Road 46 to access BLM land for hunting. Dave Larsen proposed that the section 2.a of the proposed policy be amended by adding: “Hunting” does not include stalking, attracting, searching, or lying in wait for wildlife by an unarmed person solely for the purpose of watching or taking photographs of wildlife. The proposed amendment was unanimously accepted by the Board. Subsequently, it was moved by Dave Larsen, second by Dave Johnson to adopt the Hunting Policy as presented to the members by email on January 10, 2021 and as amended. The policy as amended was unanimously adopted.

Adoption of Proposed Amended Policy #5-2010 Enforcement of Covenants and Rules; Notice and Hearing Procedure—It was moved by Dave Johnson and seconded by Ken Surabian that the Proposed Amended Policy #5-2010 be adopted which was unanimously approved.

Fire Mitigation of brush on sides of the road—Ken Surabian reported that he had driven the Association’s roads with Chris Swift who had pointed out a number of “pinch points” which should be mitigated. He further reported that Chris had submitted a proposal to mulch both sides, 30 feet from centerline, of Association roads for \$43,000. There was extensive discussion about this cost and potential benefits and about the Association’s Fire Mitigation Policy and Reserve Fund for Fuel Mitigation with input from Barry Stone and Alan Scott. It was determined that Ken Surabian and Dave Johnson would meet with Chris Swift and review various

alternatives focused primarily on “pinch points” and more in keeping with the fuel mitigation reserve fund.

Mail Boxes—It was noted that the mailboxes were fixed on a cost sharing basis with the Springs. The Association’s cost was slightly less than \$600. There was discussion about moving the boxes inside of the gates. The Springs is taking the lead on this.

Gate repair and/or replacement—Dave Johnson reported on his research about available technologies and a review of financing options obtained from legal counsel. The key will be to determine who will install and maintain the electronics. It was decided that Ken Surabian and Dave Johnson will meet with Chris Haiby who currently services the gate and get his recommendations and develop a budget.

Report on Receivables—Dave Larsen noted all member assessments have been paid with the exception of Lot #18. He will follow up with a demand letter.

Meeting adjourned at 4:50 p.m. on motion by Ken Surabian, second by Dave Johnson and unanimously adopted.