

Elk Stream Ranch
Property Owners Association
Special Board Meeting, June 16, 2021

Meeting Called to Order at 1:05 P.M.

Present:

Ken Surabian-President

Dave Johnson-Vice-President

Dave Larsen-Secretary/Treasurer

Steve Boone-Chairman of the Property Management Committee

The Tele-Conference Line was activated at the beginning of the meeting but no one appeared.

Business per the Agenda:

Approval of Board Minutes for May 19,2021—Moved by Ken Surabian, second by Dave Johnson that minutes be approved as posted on the website. Unanimously adopted.

Update of gate replacement status—Ken reported that it is in process and should be completed by the annual meeting in July.

Report on Kiosk for receiving packages—Estimated cost is \$1800 and will be included in next years budget.

Report on PMC updating Reserve Fund Plans—Steve Boone stated a willingness to work on updating the Plans and Dave Johnson volunteered to help.

Discussed weed spraying and non responsiveness of current contractor. Steve Boone agreed to notify him that we will look somewhere else for this service.

Discussion about joint projects with Elk Springs Ranch—Steve Boone will talk with Cecil about doing road work that doesn't need water absent rain to keep cost down.

Fire mitigation—Since the project with the Wildfire Adapted Partnership for 50% reimbursement will take place next fiscal year (after August 1), it was moved by Dave Johnson, seconded by Dave Larsen to transfer the funds remaining in this years budget (approximately \$3,000) for fire mitigation to the Fire Mitigation Reserve Fund to be spent next year on this project. Unanimously approved.

Security concerns related to the jeep road to towers off of G3 was discussed. The road provides a “backdoor” into the canyon. Dave Johnson is working with the public entity that that uses the road and it was discussed that we may offer them

access on G3 to close off the road. It may be necessary to put a more secure gate where the road crosses into Association property.

The Board discussed a response to the email from the owner of Lot 30. Ken will provide the Board's response.

The Board had an extensive discussion about next years budget. Many items will remain the same but new items for utilities services related to the new gate will have to be added. Also, one time additions for gate security cameras, internet hook up for gate services, replacing the cattle gate adjacent to the new security gate, installing the kiosk for receiving packages, moving the mail boxes inside the first gate, and additional funds for fire mitigation will need to be provided for. The Board also discussed the need to increase the legal reserve and capital improvement reserve for an eventual road lift. It was determined that Dave Larsen should put together and circulate to the Board a draft budget reflecting the discussion for final adoption at a continued meeting.

It was moved by Dave Johnson, seconded by Dave Larsen to continue this meeting to June 23 at 1:00 p.m. to finalize and adopt the budget and assessments for next year and finalize the agenda and mailing for the annual meeting to be held on July 17 at the Mancos Community Center.