

Elk Stream Ranch  
Property Owners Association Board Meeting, May 19, 2021

Meeting Called to Order at 2:00 P.M.

Present:

Ken Surabian-President

Dave Johnson-Vice-President

Dave Larsen-Secretary/Treasurer

Present by Teleconference: Alan Scott joined the meeting about 2:15.

Business per the Agenda:

Approval of Board Minutes for February 17,2021—Moved by Dave Johnson, second by Ken Surabian that minutes be approved as posted on the website. Unanimously adopted.

Approval of Minutes for May 6, 2021 special Board meeting—Moved by Dave Larsen, second by Dave Johnson that the minutes be approved as posted on the website. Unanimously adopted.

Prepare and Approve Amendment of Budget for 2020-2021 reflecting actual and expected income and expenditures including gate replacement and set an Association meeting to ratify— After discussion about current expenditures and expected costs going forward for the rest of the fiscal year, it was moved by Dave Johnson and second by Ken Surabian to approved the attached budget amendment and set a special Association meeting for ratification for 12 noon on June 1, 2021 at Dave Larsen's home, 7015 Road 46 and give notice as required by the By-laws. The motion was unanimously adopted.

Work on and Develop annual budget for 2021-2022 for later adoption—A general discussion was held about things that would need to be addressed in next years budget to include replenishing reserves related to the road and maintenance, augmenting fire mitigation reserves to take advantage of Wildfire Adapted Partnership (previously Firewise of SW Colorado) matching funds, budgeting for on going internet and telephone costs related to gate operation, building a kiosk for receiving package deliveries and some of the road projects which will need to be done. It was determined to hold a special board meeting to finalize a budget on June 16, 2021, 1:00 pm at Ken Surabian's workshop.

Transfer money from the Road Reserve Fund for past and future expenses incurred in 20-21 for work improvements in accordance with the Road Reserve Plan—On motion by Dave Johnson, second by Ken Surabain the Board unanimously adopted the following:

In order to maintain and repair the roads without impairing the association's ability to provide for other essential common elements and expenditures: Resolve that the Board transfer \$25,000 from the capital

improvement fund set aside for road repair and maintenance to the general expenditure fund upon ratification of the budget amendment adopted by the Board on May 19, 2021.

Update on gate replacement and ratify Board action in Resolution unanimously adopted pursuant to Bylaw 3.11 approving a contract for gate replacement—Ken Surabian reported on the progress in preparing for the gate replacement. On motion of Dave Larsen, second by Dave Johnson the Board voted unanimously to ratify the Resolution previously adopted and posted on the web site.

Develop a Plan for a Kiosk on Association Right of Way for receiving packages from carriers such as UPS and Fedex—Ken Surabian reported that Cecil is recommending that the Kiosk be built on the west side of Road 46. The cost, including grading and a cement pad will about \$2000. It was discussed that this would probably be part of next years budget.

Report and discussion of fire mitigation including timing, costs and transfer from the Fire Mitigation Reserve Fund in order to obtain governmental matching funds—Dave Johnson reported that he had spent a considerable amount of time with the Wildfire Adapted Partnership people who are willing to approve a mitigation project for matching funds up to \$7500 for work proposed by Chris Swift's company, Swift Creek Brush Cutters, along both sides of Road G3. The work would be done in September of this year and therefore a part of next fiscal years budget. Commitments must be made now in order to encumber Partnership funds. On motion of Dave Larsen and second by Dave Johnson with unanimous Board approval, the Board authorized Dave Johnson to send a letter to Wildfire Adapted Partnership that the Association will proceed with the project for \$15,000, half of which will be reimbursed. The wildfire Partnership also indicated that a second project in like amounts for Road 46 might also be available next calendar year which should be considered when we develop next fiscal years budget.

Authorize the movement of the mailboxes inside the first gate—The cost of moving the mailboxes inside the gate would be shared with the Elk Springs Association with our Association cost being \$1039. Moved by Ken Surabian, second by Dave Johnson that the project be undertaken as indicated. Unanimously adopted.

Discuss updating Reserve Fund Plans—It was noted that the Reserve Fund plans should be updated every 5 years per Board Policy. After discussion it was suggested that the Board task the Property Management Committee with reviewing what needs to be done in this regard. Dave Johnson will discuss with the PMC Chair.

Discuss and prepare for the annual membership meeting to be held on August 28—after input from Alan Scott, the Board determined that it would be preferable to hold the meeting sooner with the date of July 17 being identified as a possible date. The final date will to be determined at the special Board meeting of June 16.

Nothing further was discussed under Old Business.

Meeting adjourned at 4:25p.m. on motion by Dave Larsen, second by Dave Johnson and unanimously adopted.