

**Elk Stream Ranch
Property Owners Association
Annual Meeting of Membership
For August 6, 2022**

The annual Association meeting was held at 10:00 A.M. on August 6 at the Mancos Community Center. In attendance was the entire Board of Directors and 27 lot owners: 18 physically presented and 9 present by proxy.

The meeting was called to order by Dave Johnson, Association President at 10:11 A.M. Introductions of the Board, Committee Chairman, new members and all members present were made.

It was determined that representatives of 27 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 and seconded, unanimously approved.

The following reports and discussion took place:

- Gate: update and security — Dave Johnson reported that the new gate is providing good security and everything seems to be in fine working order. The trigger mechanism was relocated in order to allow more time for the gate to open in winter. The gate automatically opens in the event of a power loss.
- Treasurer's report — Dave Larsen reported and went over the current account balance sheet and a report showing current expenditures as of June 30 compared to the revised 21-22 budget. There was a discussion related to annual dues, the cost of road maintenance and repair, the need for building reserves, snow removal, fire mitigation, legal reserve and weeds. (See attachment.)
- New Projects in 2022— Dave Johnson reviewed and discussed the new gate, jeep trail gate (G3), fire mitigation, and mailbox/kiosk relocation,
- Fire Mitigation Report — Gem Boone spoke on the history of fire in the canyon, she also reported on the fire mitigation that has taken place in 2022 on G3 and road 46 as part of the Wildfire Adaptive Partnership. She provided websites and apps relevant to individual homeowners in regards to fire alerts and fire planning. (See attachment).
- Design Review—Pam Surabian gave a report about projects approved and disapproved. (See attachment.)
- Property Management Committee Report—Steve Boone reported on snow removal, road repair, grazing lease, and weed control. (See attachment.)

- 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 2022-2023 Adopted Budget was reviewed. There being no objection from the membership, the Adopted Budget was declared ratified per the Association Bylaws.
- Alan Scott and Gem Boone gave a presentation on proposed changes to the DRC Standards and Procedures Article 2. Greg Casillas of Lot 5 then discussed his thoughts and opinions on changing the DRC Standards and Procedures. After additional discussion from the floor, a motion was made and seconded to table voting on the proposed amendment pending creation of an ad hoc committee to review and propose changes to the DRC Standards and Procedures. This motion failed. The membership then approved the Board's endorsed changes to the DRC Standards and Procedures Article 2 by a vote of 23 to 4 (representing more than 50% of the total membership in favor).
- A recommendation was made to create an ad hoc committee to assist and consult with the DRC committee and report any policy change recommendations to the Board. It was decided that this would be on the agenda for the next Board Meeting.
- There was discussion about the new gate maintenance and operation with Vickie Johnson stepping down from this role. Tom Olsen and Pam Larsen volunteered to assist in monitoring the operation and security of the gate.

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

On motion by Dave Johnson, seconded by Dave Larsen it was unanimously adopted that the meeting be adjourned at 12:24 P.M.