

Elk Stream Ranch
Property Owners Association
Board Meeting, March 1, 2022

Meeting called to order at 2:05 P.M.

Present:

Dave Johnson - President
Dave Larsen - Vice President
Steve Peters - Secretary/Treasurer
Alan Scott - DRC

General discussion was held to review POA finances in regards to funds and reserve. It was the opinion of the board that the reserve fund documents should be updated to reflect current needs and expected future costs. Dave Johnson brought up further discussion of Steve Boone doing research on reserve funds and what amounts need to be in each reserve fund (Legal, Capital, Fire Mitigation, Weed mitigation, etc.) in the future.

There were two parties identified as being delinquent in paying their annual HOA fees and it was determined that letters would be sent out as reminders with interest and penalties as per by laws.

Dave Johnson initiated discussion of posting a sign at the gate indicating when "NO" fire ban is in effect. This will be a sign which simply adds the word NO to the existing sign.

Operation of the security gate was reviewed. Given the fact that the gate opens slowly and is located at the top of an incline, it was unanimously decided to contact the contractor and place the trigger coils in a location which would open the gate with enough time that vehicles would not have to lose momentum on a hill that is occasionally icy. Dave Johnson also raised the point that security could be enhanced by increasing lighting and/or adding another camera to the gate.

There was general discussion of the mailbox relocation and creation of a parcel kiosk. The project has been approved by the Mancos Post Master General. The new mailboxes and kiosk will be located approximately 1/4 mile into Elk Springs property, which is on Clay Loving's property. Mr. Loving signed an easement which allows this. Elk Stream Ranch residents will be paying for 67% of mailbox relocation as per our agreement with Elk Springs. Funds are already in the budget for this project.

Dave Johnson reported that road access through the security gate has been granted to Colorado Telecom as access through the jeep trail on Elk Springs and Elk Stream property is blocked due to snow buildup in the winter months.

Dave Larsen brought up the subject of Insurance for POA and board liability, including Officer's liability and General E&O. A motion to remain with the current provider (Traveller's) was made by Dave Larsen, seconded by Steve Peters and unanimously approved.

There was discussion of dates for the Annual Elk Stream Ranch POA Home owner's meeting and it was tentatively recommended for Saturday July 30 after Dave Johnson checks availability of the Mancos Community Center on that date. It was recommended that the meeting would commence at 11am and lunch would be catered by Chavolo's Mexican restaurant at the conclusion. Once this date can be verified, Alan Scott will be posting the official announcement.

Meeting was adjourned at 3:16 p.m. on a motion by Dave Johnson, second by Dave Larsen and unanimously adopted.