

Elk Stream Ranch
Property Owners Association
Board Meeting, May 24, 2022

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

Present:

Dave Johnson - President

Dave Larsen - Vice President

Steve Peters - Secretary/Treasurer

The call in number was accessed at the beginning of the meeting and held open for 15 minutes. No one appeared by phone.

The Board of Directors voted unanimously to proceed with the planned 2022 Fire Mitigation program using Swift Creek Brush Cutters for mechanical mastication on Road 46 for which we will be eligible for adaptive reimbursement funds through the Wildfire Adapted Partnerships Kickstart Program. It was discussed that this will create a safer fire evacuation corridor, reduce fire threat on both sides of the road and reduce fire threat overall by thinning selected trees and oak brush.

Dave Johnson (President) researched moving the coils that activate the security gate so that the gate will open sooner allowing cars traveling uphill (southside) in the winter to continue without having to come to a stop, losing momentum and risk sliding backward. The Board voted to proceed with this project and move the coils on the gate.

Steve Boone informed the Board that cattle will not be released in the canyon this year to allow for "rejuvenation" of grasses. Although we will not be collecting grazing fees, this will not affect the Green tax break. Livestock grazing is anticipated to resume next summer.

General discussion was held to review proposal for budget adoption and finalization. POA finances were reviewed in regards to funds and reserves. It was the opinion of the board that the reserve fund documents should be updated to reflect current needs and expected future costs. Dave Larsen led the discussion of reserve funds and what amounts need to be in each reserve fund (Legal, Capital, Fire Mitigation, Weed mitigation, etc.) in the future.

There was general discussion of the progress made thus far in mailbox relocation and creation of a parcel kiosk. The new mailboxes and kiosk will be located approximately 1/4 mile into Elk Springs property. Funds are already in the budget for this project.

A Board of Directors Meeting was scheduled for Friday, June 10 to adopt the budget for 2022-2023, review Proxy forms and set the agenda for the Annual member's meeting on Saturday August 6 at 10 am at the Mancos Community Center.

Meeting was adjourned at 3:46 p.m. on a motion by Dave Johnson, seconded by Dave Larsen and unanimously adopted.