

ELK STREAM RANCH
ANNUAL MEETING MINUTES
AUGUST 5, 2023

Meeting was called to order at 10:05am.

David Larsen gave welcome and opening remarks.

Introductions were made of the Board, the Committees and all Members. A Quorum was determined.

The annual meeting minutes for 2022 were reviewed as posted on the website. A motion was made by Gem Boone and seconded by Alan Scott to approve same. Motion was adopted unanimously.

Order of business per the agenda are the following reports.

Gate: Tom Olson discussed the fact that Vicki Johnson has resigned as computer controller of the gate. After some discussion the new person to work with Tom will be Sean Moore as he is very knowledgeable of the workings.

Treasurers Report: Pam Surabian read the Treasurers Report. There was discussion regarding snow removal expense by David Larsen.

2022-2023 Projects: David Larsen discussed the mail box and bar ditch projects, road repair and maintenance.

Fire Mitigation - Gem Boone gave a report which may be reviewed on our website.

Ad Hoc Committee - Gem Boone was most appreciative of the committee and mentioned how they would come to consensus on various items for DRC review.

Design Review Committee - Alan Scott gave the DRC report and touched on changes to be voted on by membership. Also, the DRC approved Graef, Casillas/Rayborn, and Hayden/Hoffman home applications.

Property Management Committee: Steve Boone gave his annual report on the condition of the roads. Jesse Montoya was chosen to bring in cattle for grazing mitigation June 17th and will remain until approximately August 15th.

Weed Policy: Report -Gem Boone mentioned that the Weed Policy can be found on our website. She then introduced Bonnie Anderson, Montezuma County Program Director who gave a presentation on noxiously weeds. Bonnie brought a few samples of various weeds and provided some booklets showing noxious weed in this area.

NEW BUSINESS

2023 - 2024 Budget as adopted by the Board was discussed and ratified by the membership.

Erin Johnson, Attorney, gave a presentation on updates to our governing documents. There were no questions from membership.

Discussions were held on proposed Design Review Committee Design Standards and Review Procedures. No one disagreed with these changes.

Motion was made by Mike Hayden and seconded by Gem Boone to approve Amended Declarations of CCR'S. The approval was by more than 2/3's of the total membership. Motion approved unanimously.

Motion was made by Alan Scott and seconded by Tom Olson to approved Amended Bi-Laws. Motion approved unanimously.

Motion was made by Alan Scott and seconded by Steve Boone to approve Amendments to Proposed Board Policies and DRC procedures as posted on the website. Motion approved unanimously.

Nominations and Election of a Director for a Three-Year Term on the Board was held. Jenna Roach and Sean Moore were nominated. Sean Moore was voted onto the Board.

A Nomination and Election Committee was discussed and proposed. This will be taken up at the next Board Meeting.

There being no further business, meeting was adjourned at 12:23. Lunch was then served by Chavalos.