



***ELK STREAM RANCH
PROPERTY OWNERS ASSOCIATION, INC.***

P.O. BOX 285 • MANCOS, COLORADO • 81328

November 11, 2025 Board Meeting

Agenda:

- Review Payment of Annual Dues
- Lot/Home Ownership Changes
- Review Budget / Spending
- Update on Fall Road Maintenance; completed to date
- Finalize Winter Road Maintenance
- Open Discussion

Minutes:

Meeting Start at 6:05pm

Attendees: Sean Moore, Jenna Roach, Dan DeBacker, Alan Scott, Pam Surabian

Review Payment of Annual Dues

- One property owner has not paid 2026 dues
 - o Paid 2025 dues October 8, 2025, 11 months late
 - o For 2025, we did not charge \$100 late fee or the 1% finance charge per month
 - o For 2026, if not paid by 11/30/2025, charge \$100 late fee and 1% finance charge per month
- Road Contracts – received signed contracts and payments from Daulton and Lilien

Lot/Home Ownership Changes

- Villano – closed in August 2025
- Keyes – closed 9/12/2025
 - o Lien filed 1/8/2020
 - o Lien released 9/16/2025 after confirmation that all dues were up to date
- Bates – closes on 11/14/2025

Review Budget/Spending

- Property Management
 - o Cecil Thurman; Aug 2025 (G.3) \$ 863.50
 - o Bonfire Weed Management; Aug 2025 \$1984.14
 - o Swift Creek Brush Cutters; Jul 2025 \$3050.00
- Security Gate; Aug 2025 thru Aug 2026 \$ 163.45
- Lien Release Filing Fee \$ 43.00
- Community Center Rental \$ 50.00
- Bookkeeping; Aug and Sept \$ 479.49

Fall Road Maintenance

- End of Road 46; fix road, create turnaround, install culvert
 - o Quote \$27,500, work completed, not yet invoiced
 - o Fullmer Fencing repaired and reinstalled BLM gate, will be addition to quote above
 - o PMC (Ken) installed new lock on the BLM gate – contact any Board member for code
- Road work is all complete for all of Road 46 and G.3 as of 11/11/2025 (per Pam Surabian)

Winter Road Maintenance

- Snow Queens – G.3 Stone, Road 46 Salee, then have PMC call Cecil for snow removal

Open Discussion

- Alan

1. Who are the new owners of Keyes property
 - a. Alan to contact Liz G. at Colorado Title to get new owner information
2. Website
 - a. Alan requested board meeting information at least 10 days before the meeting
 - b. Board agreed to ensure this is provided to Alan as requested
3. Snow Queen contact information on the website
 - a. Alan requested point of contact(s) for snow removal
 - b. Board agreed not to publish Snow Queen information
 - c. When residents have questions or want to know about snow removal, contact any member of the board
4. Elkstreamranch.org
 - a. Alan is presently the only owner of the website
 - b. Request for a second owner as a backup
 - c. Board agreed that the newest incoming member of the board be this contact, which would then be applicable for three years
 - d. Backup owner does not need to be technical or do any work on the website, but has the authority to have changes made to the website if Alan cannot
5. Flag policy
 - a. Alan and the DRC would like a policy for flag/flag poles
 - b. Board agreed that we cannot have a policy for everything as it will be difficult to capture all possible scenarios and in the end, residents can raise any issue to the board for resolution – no flag/flag pole policy will be added
6. PoA decisions
 - a. All decisions for the PoA need to be made within a board meeting
 - b. All board meetings are open to all residents

Meeting Adjourn at 6:45pm