



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

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

February 2026 Board Meeting

Agenda:

- Payment of Annual Dues Update
- Budget / Spending Review
- Snow Removal Update
- Summer Grazing Plans
- Open Discussion

Minutes:

Meeting Start at 6:05pm

Attendees: Jenna Roach, Dan DeBacker, Alan Scott, Barry Stone, Steve and Michelle Peters, Morgan Bennett

Review Payment of Annual Dues

- One property owner has not paid 2026 dues
 - o For 2026, charge \$100 late fee and 1% finance charge per month
 - o Will investigate placing lien on property

Review Budget/Spending

- Minimal spending this quarter (lawyer retainer, bookkeeping); well within allocated budget

Snow Removal Update

- \$18k in the snow removal funds with no expenditures to date
- Will decide in the August meeting where to move excess funds if needed

Summer Grazing Plans

- Barry Stone indicated the PMC would start discussions in April

Open Discussion

- Fire mitigation assessment along roadsides
 - o Barry Stone will work with Chris Swift (previously a firefighter) to assess fire mitigation needs along roadsides
 - o Firefighters may decline to travel down the roads if deemed too dangerous due to brush and fire being close to the road
 - o Morgan Bennett volunteered to assist Barry and Chris with the assessment
- BLM gate at the end of Road 46
 - o The gate has been fixed (was knocked down by firefighters to address a small fire on BLM land this summer)
 - o There are now two locks on the gate, the original and now another MasterLock
 - o Will contact the PMC to ensure we have the combinations and likely go back to a single lock
- Main gates standing open
 - o At various times, the main gates are standing open
 - o Barry indicated that Cecil has a code to keep the gates open and will do this when work is being done on the road
 - o Barry will provide the code to keep the gates open and subsequently close them
 - o Michelle Peters commented that it is relatively easy to get the gates to open if someone jumps the gate
 - o All concluded that the gates should never remain standing open all night long

Meeting Adjourn at 6:45pm