



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

May 2026 Board Meeting

Agenda:

- Payment of Annual Dues Update
- Budget / Spending Review
- 2026 / 2027 Budget Preparation
- Date and Logistics for August Annual Meeting
- Property Management Committee Updates
 - o Summer Grazing Plans
 - o Fire Mitigation
 - o Road Improvements
- Board Nominations
- Open Discussion

Minutes:

Meeting Start 6:05pm

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

Payment of Annual Dues

- o One property owner has not paid 2026 dues – will instantiate policy #6

Budget/Spending Review

- o No issues with budget spending to date
- o Will have surplus in snow plowing
- o Investigate minimum account values in accordance with Colorado statutes

- Budget must be zero at the end of the year – will make recommendations at the annual meeting for moving surplus to reserve accounts

2026/2027 Budget Preparation

- Will have budget proposal posted 30 days before the annual meeting

Annual Meeting

- August 8, 2026 at 10:00am followed by lunch
- Mancos Community Center
- Jenna will reserve the Community Center and investigate options for catering lunch

Property Management

- End of Road 46 completed – turn around and BLM gate repaired
- Summer grazing
 - Fence to be inspected
 - Timing of cattle determined by the grass height
 - Water will be placed in similar locations to last year
- Fire Mitigation
 - Bids coming in for work to be done
 - Working with Chris Swift (neighbor in Elk Springs)
 - Each property owner is responsible for fire mitigation around their structures
- Road Improvements
 - Road needs to be brought up in certain areas
 - Waiting until construction is done may be too long (new construction starting now on Road 46)
 - Rain will help soften the road for the work, but can bring in water to do this
 - Suggestion to add road maintenance fee to the DRC fee moving forward (annual meeting agenda item)

Board Nominations

- Will send out email to ESR community soliciting board member interest
- DRC – Alan volunteered to remain lead
- PMC – Kenn volunteered to remain lead for one more year
- New Committee
 - Would like to form a new committee to investigate electronic management, archival records, and review processes (annual meeting agenda item)

Open Discussion

- Suggestion to add expense to annual dues for:
 - Weed control per lot (annual meeting agenda item)
 - Fire mitigation per lot (annual meeting agenda item)
- Looking for input and suggestions for new legal counsel

Meeting adjourned at 7:07pm