# **Call to order**

## John Bradley, HOA President, called to order the Annual Meeting of the Elk Valley Estates at 2:06 pm on October 10, 2020 at the Divide Fire Protection District Station at 103 Cedar Mountain Road.

## John asked if there were suggested changes to the published meeting agenda. No suggestions were offered.

# **Roll call**

Attendance was established by initialing or checking off the names from the attached EVE Homeowners’ Contact List. There was representation from 30 of the 35 lots either in person or online.

# **Approval of minutes from last meeting**

Minutes of the last meeting were approved without being read. At the request of John Bradley, minutes from both the 2019 meeting and the 2020 meeting will be sent to all HOA members.

# **Open issues**

## Financial Report and 2021 Budget

### Jeanne Jurik presented the Financial Report and 2021 Budget.

### Discussion took place on how to invest $70,000.

### John Gunn suggested investing in a utility fund to achieve an acceptable return. John Gunn will identify possible fund opportunities.

### Financials were approved.

## ARC Review Committee Update

### Sandy Vasser gave a review of the ARC activities.

### Sandy advised that the McGrath house was completed, complied with ARC Guidelines and their compliance fee had been returned.

### Sandy indicated he had met with Eric Miller and received plans for his home on Lot 17. Plans will be reviewed by the ARC and comments returned.

## Noxious Weed Committee Update

### Barry Pleshek gave a review of the Noxious Weed Mitigation Committee activities.

### 16 lots associated with 14 owners covering 21.5 acres were addressed.

### Barry will continue to look for grant opportunities to reduces costs to the HOA and the lot owners.

### There was a lengthy discussion on how to cover the costs for weed mitigation. There was a motion that passed for the HOA to cover all costs associated with the work performed by the outside contractor. Subsequent to the Annual Meeting, the Board decided to cover up to $110 for the work performed by each lot owner on their own which would have been the average cost to each lot owner that relied upon the outside contractor. Communications will be issued to the HOA members that performed the weed mitigation on their own with specifics on reimbursement.

## Report on Election of Board

### Brenda Eiden provided a review of how the ballots were collected, counted and verified. Ballots were counted by Brenda and Rick Eiden and verified by Kevin and Gail McGrath.

### 30 of 31 lot owners returned ballots.

### The count resulted in the election of John Bradley, John Gunn, Trey Wilson, Kathy Pleshek and a tie between Guy Fisher and Vince Scarlata.

### Vince Scarlata offered to remove his name from consideration resulting in Guy Fisher being elected to the Board.

### HOA lawyer will be contacted to advise how the election ballots should be saved.

### New Board members will determine who fills President, Treasurer and Secretary positions.

### New Board takes office January 1, 2021.

# **Old Business**

## Gate replacement

### Mark Jurik provided a review of the gate replacement activity.

### New electronics, new drive and new keyboard will be provided.

### After some discussion, it was decided to require that a backplane access be provided.

### A camera option will be investigated but there could be legal issues.

### Dean O'Nale requested that Fire Department key access be provided.

## Road maintenance and road stabilization

### HOA owned grader was sold for $4,000 plus $1,000 in road material.

### John Bradley mentioned Mallett will be contracted to clean-up roads for a quoted $6,800. Mallett has also been contracted to perform snow removal.

### John Bradley suggested reorganizing the Road Committee and have the Committee propose the plan forward. Plans need to be developed and submitted by the end of February so that any work can be contracted and performed at the appropriate time.

### General consensus is to perform tests to determine the best product to use. Plan needs to identify the materials to test and where to apply each product.

### More markers are necessary to mark the edge of roads throughout the community.

### Everyone was reminded that the recommended maximum speed on the roads is 20 mph, but the road signs indicate 15 mph.

# **New Business**

## HOA governing documents

### There was a lot of discussion on HOA governing documents. One example is requiring certain amount of residence time for certain Board positions.

### Decision was made to form a committee to review Bylaws and other governing documents to identify and propose changes to the documents.

### Kevin McGrath, Dean O'Nale and Debra Vasser offered to be on the committee.

### Since any changes must comply with Colorado law, it was recommended the HOA lawyer be involved.

### Mark Jurik discussed new Colorado legislation that may place the HOA under additional scrutiny related to governing documents. Additional documents may be required. HOA lawyer will be contacted to advise.

## HOA Ingress/Egress

### Dean O'Nale advised that the Teller County Office of Emergency Management have programs to assist HOAs with ingress and egress within the community. Dean will contact and arrange for a review of the community.

### Nina Brokaw asked about egress at the south end of the community. This is will looked at and the community advised.

## Other

### Mark Jurik proposed a Code of Conduct for Board members. John Bradley agreed the Board members should follow a code of conduct but there was no motion to publish a code of conduct.

### Jimmy Galbraith asked that all Board meeting minutes be shared with the HOA members.

### Ellen Andrew recommend that we continue the practice of online participation for HOA members that cannot attend in person. Zoom or Google Meeting are possible options but may require a subscription. A microphone should also be provided to improve listening by those online.

# Closing

## Motion was made to adjourn the meeting. Meeting was closed by John Bradley at 4:00 pm.