

**MINUTES OF THE VIRTUAL MEETING OF
THE BOARD OF DIRECTORS OF
ELK VALLEY ESTATES HOMEOWNERS' ASSOCIATION
OCTOBER 21, 2021**

A virtual meeting (utilizing Zoom) of the board of directors (the "Board") of the Elk Valley Estates ("EVE") Homeowners Association ("HOA") was held on Thursday, October 21, 2021. Present at the meeting were the following directors of the HOA: John Gunn, John Bradley, Mark Ellingson, Kevin McGrath and Trey Wilson. Also present by invitation of the Board were members of the HOA including Mark Jurik, Vince Scarlata, Scott Perkins, Don Johnson, Jeff Hill, Barry Pleshek and Sandy Vassar.

Call to Order and Approval of Minutes

Mr. Gunn called the meeting to order at 5:02 p.m. Mountain time. He noted the agenda for the meeting (attached) which had been previously provided to the Board. Mr. Gunn then reviewed the minutes of a meeting of the Board held on July 7, 2021. After discussion, and upon a motion duly made and seconded, the Board unanimously approved the minutes of the foregoing meeting of the Board.

Treasurer's Report

There was no report. The new Treasurer will present a report at the next meeting.

Election of Officers

Mr. Gunn stated the need for the Board to elect officers for the upcoming year. After discussion, and upon a motion duly made and seconded, the Board unanimously elected the following: John Gunn, President; Kevin McGrath, Treasurer; and Trey Wilson, Secretary. Mr. Gunn noted that Ms. Pleshek had offered to assist the new Treasurer with the transition of responsibility.

Committee Reports

Architecture. Mr. Sandy Vasser, chair, reported that at the Eric Miller property trees have been cut down. Mr. Miller is awaiting permits to begin the construction of a new home. He also noted that the garage construction project on Kevin McGrath's property had begun. Finally, he reported that it is a goal of the Architectural Review Committee to update the ARC guidelines and submit them to the Board for approval.

Roads. A committee report from Mr. Scott Perkins is attached to these minutes as Exhibit A. At the meeting Mr. Perkins, chair, referred to his earlier report via email. The issue of snow removal for the upcoming winter was discussed, and after a motion duly made and seconded, the Board unanimously approved Mallett as the snow removal contractor, assuming his rates were not raised more than nominally to cover higher costs like fuel. Mr. Perkins was asked by the Board to oversee

the relationship with Mallett. Also, the same snow reporting structure from last winter will remain in place.

Access/Safety (Gate & Emergency). Mr. Gunn asked Mr. Jurik, the chair of this committee, to provide a report to the Board. Mr. Jurik first reported on emergency egress. Discussion ensued. After discussion, Mr. Jurik was asked to develop an escape route map for HOA members. Mr. Jurik noted no recent gate issues. He stated that he is trying to schedule WizardWorks to come to Elk Valley Estates and finish the gate project. He said that we need internet connectivity and a couple of other improvements to finish the project. Mr. Don Johnson is assisting Mr. Jurik with this committee.

Weeds. Mr. McGrath reported for Mr. Pleshek that the HOA had received third party monies for this summer's weed control project which resulted in a net cost to the HOA for the project of \$1,025. Mr. McGrath thanked Mr. Pleshek for his efforts.

Legal Committee. Mr. Wilson reported that he had consulted with the HOA's law firm about the HOA's ability to limit or eliminate the use of proxies. He was advised that Colorado law requires that members of homeowners' associations be allowed to use proxies for voting. He learned that the Board could require voting on the election of Board members to be by secret written ballot.

Repairs/Landscaping Committee. It was noted that the shed at the front gate has new windows and has received caulking.

Website. Mr. Wilson reported that he and Mr. Don Johnson are to speak to the website creator the following day to prepare Mr. Johnson to become the website administrator. The website should be open to members in the next few weeks.

After discussion following the reports, it was determined that no changes to committee chairs is required.

Old Business

UPS, Fedex and Amazon Deliveries. Mr. Gunn discussed the situation of packages being left on or near the U.S. Postal Service mailboxes and not delivered to homes. He reported the confrontation he had had with a Fedex driver. It was noted that several complaints have been filed with Fedex and the issue seems to have improved. As the postmaster is recovering from surgery, we have not been able to speak to her about signage on the mailboxes.

Gate. The completion of the gate project was discussed in the committee report earlier in the meeting.

New Business

Chipper. Mr. Gunn reported that Mr. O'Nale had found a fire department, Four Mile, to take the chipper. Mr. Wilson was asked to provide Mr. O'Nale with an appropriate document for the transfer indicating that the donation of the chipper was on an "as is" basis. After discussion, and upon a motion duly made and seconded, the Board unanimously approved the donation of the chipper.

Skid Steer. Mr. Gunn discussed trading the HOA skid steer, which needs repairs, in on a newer piece of equipment.

Timing of Next Annual Meeting. Mr. McGrath commented that he would like to see the 2022 meeting held before Labor Day while the largest number of homeowners are available to attend in person. He suggested that HOA social events could be arranged on the day of or near the day of HOA meeting.

2022 Road Plan. The 2022 road plan was discussed which included the possibility of additional road treatment with magnesium chloride. No decisions were made, and the subject will be discussed at subsequent Board meetings.

Waste Removal. Mr. Bradley noted that he has asked a local waste removal company to bid on the EVE waste removal. It was noted that any waste removal company must have equipment that can traverse the HOA roads in winter.

Voting via Website. Mr. Jeff Hill noted that he belongs to a club with many members and the members vote on matters through the website. Mr. Wilson said that this was a good idea to investigate. Mr. Wilson noted that he did not believe that the current version of the EVE website had this feature, but that he was confident it could be added at a later date.

HOA Member Discussion

Mr. Gunn invited HOA property owners who were at the meeting to ask questions. Since many items had been thoroughly discussed during the meeting, there were no questions at this point in the meeting.

Adjournment

There being no further business, the meeting adjourned at 6:22 p.m. Mountain time.

Respectfully submitted,

Newton W. Wilson III, Secretary