

**MINUTES OF THE VIRTUAL MEETING OF  
THE BOARD OF DIRECTORS OF  
ELK VALLEY ESTATES HOMEOWNERS' ASSOCIATION**

**October 6, 2022**

A virtual 'Zoom' BOD (Board) meeting of the Elk Valley Estates was held on Thursday, October 6, 2022.

Call to Order

President Kevin McGrath called the meeting to order at 7:00 pm.

Present at the meeting were the following directors: Kevin McGrath, President, Pete Atwater, Treasure and Mark Ellingson, acting secretary. Absent were Adrienne French, Secretary and Nina Brokaw. Also present via Zoom were members of the HOA including Vince Scarlata, Scott Perkins, Barry and Kathy Pleshek, Dean O'Nale, and Matt and Deb Gerace.

Approval of August Board meeting minutes:

Kevin asked if there were any corrections to the August Board meeting minutes. There being none, a motion was made and seconded, and the minutes of the meeting were approved.

President's Report

Kevin thanked the outgoing Board members: John Gunn, Trey Wilson and John Bradley for their hard work and dedication on the EVE Board., and all the members of the past committees. He also thanked the new Board members and all the volunteers who are now chairing or assisting on the 10 committees. He specifically thanked those who worked hard to plan, coordinate and supervise the recent road work: Scott Perkins and Sandy Vasser. (Secretary must also include Kevin of course!)

Kevin then stated the board's goals for the coming year.

- 1) Board meetings on be held on the first Thursday of each month starting promptly at 7:00pm MT. At these meetings, after the agenda items and the Old/New Business is concluded, comments from members will be welcomed (limited to 1 minute). If comments/questions need more than one minute please contact Kevin in advance to be put under new business. The minutes of these meetings will be posted on our website within one week for review and approval at the next board meeting.
- 2) A newsletter will be sent out quarterly.
- 3) Our website will include a calendar of events. More website ideas and contributions are requested from members.
- 4) The ARC committee will be asked to review and update the ARC guidelines.
- 5) The Roads committee will be asked to provide a one, three and five year assessment for planning and budgeting.

## Treasure's Report

Pete Atwater reported that we have activated Online Banking with Park State Bank. We currently have about \$81,000 in checking and \$50,000 in CDs, for a balance of \$131,000. We have received quotes from Intuit for the conversion to Quickbooks Online. Unfortunately the annual cost is much higher than expected so we will continue to utilize Quickbooks Desktop for the remainder and Pete will work with the Finance Committee to determine a path forward for 2023 and beyond. Kevin mentioned that money was refunded to the gate account because repairs were found to be done under warranty. He therefore made a motion to move \$3,000 from the gate budget to the Road budget. The motion was approved. It was mentioned that Trey Wilson has suggested that we investigate ways to increase the return on our balances. The finance committee will look into this.

## Secretary's Report

There was no report as Adrienne was not able to attend.

## Committee Reports

Roads: Scott Perkins (Chair) reviewed the recent road work. 1) The MgCl application to all roads was completed Friday, Sept 30. The roads were first watered, scarified and then water and MgCl were applied on Sept 28 and 29. Grading was followed by roller compaction on Sept 30. It went well. Drainage has improved. The surface will get better as it is driven on. Scott added that the treatment will not eliminate wash-boarding. But it will help prevent it. If the members use 4WD (vs 2WD), and keep the speed down, that will also help. Please do this! 2) Scott asked the culvert contractor to leave extra back-fill above the two replaced culverts to deal with settling. We may need to add more gravel later. Scott also stated that he will make a plan for future road maintenance that may be necessary.

Kevin stated that Mallet has been contracted to plow the road system for the HOA. Scott will contact fellow road committee members for snowfall amounts across the subdivision and secure agreement with snow watchers (Barry and Dean) to plow or not plow based on accumulation and predicted melting temps before calling Mallet to plow.

Weeds: Barry Pleshek (Chair) said that all identified weeds were sprayed. We received weed control funds from Teller Park Conservation District, TPCD, Marisa Neuzil. We are also receiving funds and reimbursement equipment use cost from Coalition for Upper South Platte, CUSP, with additional matching funds; POC is Chris Fuller. These funds greatly reduced the cost for our HOA! We received feedback from these folks saying that we are doing a great job on weed suppression! Barry also said that Kevin helped by overseeing the spraying this year.

Fire and Safety: Dean O'Nale (Chair) stated that EVE has been working on wildfire prevention for 12 years. He said that we are 'fire-wise'! Good news from someone who knows! He is working on ingress/egress and will complete it 'by years end'. The second slash chipping is scheduled for Friday, October 14th. With four volunteers already committed it will not take long. He reminded the helpers to wear protection for their eyes, ears, and arms. Kevin added that we will schedule two dates again next year, in spring and fall.

ARC: Discussion was held regarding delays to Erik Miller and Sandy Ryan's house construction. Many factors including Covid, supply shortages and delays, weather, and health issues have set back the completion date. Also, the recent number of homes for sale has created questions from buyers, sellers and real estate agents, about our covenants, bi-laws, and ARC's

requirements. Kevin asked that all questions be referred to him.

Beautification: Ellen Andrew (Chair) (Not Available) Ellen said that repair and repainting of the entry sign is planned in the Spring.

Gates: The committee is working on replacing the entrance lights using less expensive solar units. Mark E will follow up with Mark J on how the projects are proceeding. The modem board is now being replaced under warranty and Wizard Works has agreed to reimburse us for the cameras which were never installed.

Website: Don Johnson: (Chair) (Not Available) Don ask that everyone sign up for access to our website.

Equipment: John Bradley (Chair) (Not Available) The committee will be working on an inventory of items along with a process for residents to sign out equipment.

#### Old Business

Covered above.

#### New Business

None.

#### HOA Member Discussion

Matt Gerace asked when the road committee will next meet. Scott and Kevin will plan and announce.

Dean O'Nale suggested that his 'Private Driveway' should be a designated an EVE "road", and maintained as such. Discussion followed. The Board will take this issue up, and see what can be done.

#### Adjournment

There being no further business, the meeting adjourned at 7:40.

Respectfully submitted,

Mark Ellingson (acting secretary)