

## **Elk Valley Estates HOA**

### **Notice of Board of Directors Meeting**

**Thursday, Nov 3rd, 2022 7:00pm (MDT)**

The Board of Directors (BOD) held a regularly scheduled meeting by conference call only this evening. All EVE HOA members are encouraged to attend our BOD meetings and to participate per the agenda below.

#### **AGENDA**

##### **Welcome & Introductions**

- Meeting called to order @ 7:00pm
- Roll call: Kevin McGrath; Pete Atwater; Nina Brokaw; Adrienne French Johnson; Scott Perkins; Jimmy Galbraith; Don Johnson; Elizabeth French;
- Approval of October BOD meeting minutes: Pete Atwater moved to approve; Adrienne Johnson seconded approval of the Minutes as written without changes. 4 BOD members approved to accept.

##### **President's Report - Kevin McGrath**

- We wish our friends Sandy and Deborah Vassar farewell and we welcome Barb and Bob Steinbrunn to the EVE community.

##### **Treasurer's Report - Pete Atwater**

- Financial account balances - Forecast end of year projection of \$95, 000; 3 major line items pending before year end are:
  - 1) the payment to the Mag Chloride vendor, GMCO
  - 2) partial refund of the deposit paid to the Water Tank vendor, Adler Tank Rentals
  - 3) the premium payment to our E&O insurance carrier
- Kevin reviewed that HOA Dues cover Jan - December and the HOA notices are sent out in January. Homeowners are given 1 month to pay the dues. Notices are sent via email.

##### **Secretary's Report - Adrienne Johnson**

- Adrienne has been in communication with Altitude Law which has given us a basic guideline with taxes and financials and timelines for saving these documents. Kevin recommended that the BOD

members meet in January to start to sort through the documents that are currently in boxes in Kevin's garage. Adrienne stated that she will begin to post documents to the HOA Website (private side) as the documents are reviewed and determined to need saving.

- Newsletter vs. Website - Kevin recommended that we have a quarterly newsletter to announce upcoming events, important information regarding dues, and creative ideas. It was recommended that we send a Newsletter via email and then post it to the Website. Adrienne will solicit ideas for the Newsletter from homeowners as well.

#### **Standing Committee Reports:**

- ARC - Jimmy Galbraith represented and there was a discussion held that 2 new home building projects are continuing - Jurik's and Eric Miller's home. Next calendar year there could be a couple of other homes being built but nothing specific.
- Roads - Scott stated that the roads were plowed by Mallett during the snow at the end of October. Scott reminded that drivers need to remain on their "side of the road" and use the full extent of the road in order to maintain the roads. The washboard forms due to braking and wheel bounce. Kevin asked Scott to give us some tips for road maintenance to put in the Newsletter.
- Weeds - Barry Pleshek stated that EVE should receive two Grant Awards from CUSP.
- Front Gate - the gate works and the lights work. This is a huge success! Kevin sent a word of appreciation to Mark Jurik and Don Johnson because their work saved about \$3000 that was anticipated for the work at the front gate.
- Safety - Kevin stated that he will get together with Dean to discuss safety items prior to the O'Nales' anticipated move.
- Equipment - Kevin suggested that the HOA Equipment Committee establish guidance for using HOA equipment.
- Website - Don stated that he will reach out to the homeowners to make sure that they have access to the Website. Kevin solicited ideas for the website and suggested for the public side: homes for sale.

#### **Old Business:**

- Classification of O'Nales' road was discussed - the road starts at Atwater's / O'Nales and proceeds northward to the cul-de-sac. Kevin stated that the Teller County website does not show this as a road. Discussion was held about whether it is the HOA's responsibility to care for the road. Adrienne brought up that the HOA stores equipment at the end of the cul-de-sac and homeowners occasionally drive in and out with that equipment and suggested that we include this road for plowing and MagCl treatment. Kevin did comment that consistency needs to be maintained as far as homeowner's maintaining their properties along the road as required by the HOA bylaws. We discussed that MagCl was not applied to that road this year but could be applied to the road in the future and plowing the road could be added with minimal additional cost to

the HOA this season. Adrienne Johnson motioned that we designate the road to be maintained by the HOA. Nina Brokaw seconded the motion. 3 BOD members approved. Pete Atwater recused himself from the vote as a homeowner along the road but voiced this as positive from his perspective.

**New Business:**

- The ARC (Architectural Review Committee) has lost Sandy Vassar from the ARC committee and the committee will be losing another member possibly in Jan, 2023. Jimmy Galbraith stated he would welcome Eric Miller as an architect but questioned the risk of conflict of interest. Nina Brokaw also voiced similar concerns. We discussed that he could recuse himself when it comes to any issues on his own property. Pete Atwater suggested that Kevin be an ARC committee member in the interim until the Miller home is built but Kevin questioned if that was possible via the bylaws. Other suggestions included asking other homeowners to consider serving on the ARC. Kevin recommended to table the discussion for another meeting and further discussion.

**Adjournment at 7:53pm.**

**Respectfully submitted,  
Adrienne French Johnson, Secretary**