

Elk Valley Estates HOA Minutes

Thursday, Dec 1st, 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.

Welcome & Introductions

- **We started the meeting at 7:02pm. Roll call: Kevin McGrath; Pete Atwater; Mark Ellington; Nina Brokaw; Adrienne Johnson; Dean O’Nale; John Gunn; Elizabeth French; and Don Johnson.**
- Welcome to our new neighbors Barb and Bob Steinbrumm and Joshua Ebel (moving in mid-December).
- Approval of November BOD Minutes as written without further changes. All BOD members approved.

President’s Report - Kevin McGrath

- Dean and Michelle O’Nale set to close Dec 16th.
- Cancel Jan Meeting - Kevin recommended that the BOD cancel the Jan meeting due to Holidays and return to regular monthly meetings on 02 Feb 2023.
- File cleanup in January - Kevin would like to have the BOD members come over to his home in Jan, 2023 to assist with file purging.

Treasurer’s Report - Pete Atwater

- Finance Report for this upcoming meeting. The highlight of the current account balances is that all major 2022 expenditures have been completed. Pete reviewed the 2023 budget plan, anticipated expenditures, and a forecast of the total reserves based on the previously discussed budget at the Annual HOA meeting and expenditures in 2022. These items were reviewed and discussed. Pete stated that he and Deb Gerace anticipate that at the end of 2023 the HOA reserves for an unplanned or emergency expenditure should be close to 2.5 times the current reserve base. Pete discussed looking into Insurance covering catastrophic hazards/damage to the roads (ie: such as a catastrophic flood / wash out).

- **Secretary’s Report - Adrienne Johnson**

No updates at this time.

Standing Committee Reports:

- Safety - (Dean) - The cisterns do not have the same connections as the local Fire Dept but stated that he will confirm if the Fire Dept does have adaptors for our current cisterns.
- Equipment - No updates. Kevin had suggested that the HOA Equipment Committee establish guidance for members using HOA equipment.
- Roads - (Scott) No updates at this time. However, the members reiterated how beautiful the roads are looking.
- Beautification - (Elizabeth French) - wreaths will be placed on the front gate.
- Front Gate - Don discussed spending \$60 each plus hardware for attaching four cameras at the front gate. Kevin recommended placing cameras on the shed as well as the gates. Don reported that the cameras will be connected via WiFi (which we currently pay for) and residents can view

what is showing up on the camera. Mark moved that we authorize the purchase of the cameras; however, questions arose and it was decided to table the motion until further information could be gathered regarding expenditures.

- Weed - No updates.
- ARC - (Jimmy) - No updates.
- Website - (Don) - a few previous members have been removed (as they are no longer owners).

Old Business:

- 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. Pete stated that he will be putting together the notice for the HOA members.

New Business:

- ARC appointments - Deb Hendrickson and Eric Miller are interested. Dean O'Nale suggested that the HOA members be queried for interest in volunteering. Kevin recommended that this be added to the Newsletter and he would be a point of contact for those interested.

Meeting adjourned at 7:49pm.

Respectfully submitted,

Adrienne French - Johnson, Secretary