

Elk Valley Estates HOA Minutes

Thursday, Feb 2nd, 2023 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.

Welcome & Introductions

- **We started the meeting at 7:00pm. Roll call: Kevin McGrath; Pete Atwater; Mark Ellington; Nina Brokaw; Adrienne Johnson; Don Johnson; Scott Perkins; Joshua Ebel; Crystal Pethtel; Mark Jurik;**
- Welcome to our new neighbors Josh Ebel and Crystal Pethtel who were in attendance at the HOA meeting. Also, we welcome the new owners, Gilded Fox, LLC - Nate Orrick and Micky Armijo and families.
- Approval of December, 2022 BOD Minutes as written without further changes. All BOD members approved.

President's Report - Kevin McGrath

- HOA File cleanup is scheduled for February 11th at 1:00pm at the McGrath home to assist with file purging.

Treasurer's Report - Pete Atwater

- Finance Report - Pete reviewed the 2023 budget plan, anticipating that HOA dues should cover expenditures, with no anticipated unplanned large expenditures, and emergency revenue \$100,000 - \$125,000. Pete has provided an overview of the financials that will also be added to the Website for HOA members to review.

Secretary's Report - Adrienne Johnson

No updates at this time.

Standing Committee Reports:

- Architectural Review Committee (ARC) - Eric Miller, Matt Gerace, and Scott Perkins have all volunteered to serve on the ARC. Nina recommended we accept all of them to join Jimmy Galbraith and this was seconded and unanimously approved by the Committee. Kevin will notify the ARC members of this decision. However, the current term is to Aug, 2023 when the committee members will be up for re-election.
- Roads - (Scott) No updates at this time. However, the members reiterated how beautiful the roads are looking and Scott voiced agreement but desires to have the Road Committee members meet to start planning maintenance of the roads. For those new to our neighborhood, EVE has a snow plow service that plows the roads if it snows greater than 3 inches. However, Kevin reminds all to slow down, especially in the winter. There have been 3 vehicles that have slid into the gulley's in the last 2 weeks. Also, thank you to Barry Pleshek and others that use the sand in the barrels to cover the icy spots in the roads. Kevin also discussed hiring a Civil Engineer to review areas of liability and ways to possibly mitigate this. Scott stated that we have had Civil Engineers in the past but they are expensive but they have not focused on liability mitigation. Pete noted that our current Insurer does not/will not cover liability for road-related issues (ie: catastrophic washouts). Additionally, Kevin stated that there are a few areas where there are trees that are in danger of falling onto the roadway. These are the responsibility of the homeowners to mitigate

prior to falling ideally.

- Beautification - Kevin thanked Elizabeth French, Don and Adrienne Johnson for putting up and taking down the wreaths placed on the front gates during the holidays.
- Equipment - Kevin had suggested at the previous HOA meeting that the HOA Equipment Committee establish guidance for members using HOA equipment. The current HOA equipment is a Skid Steer, trailer for the Skid, and a dump trailer. There is liability on the Skid but not on the trailers for HOA use only and not for personal use. The dump trailer has a current registration. HOA members have been allowed to use the equipment for personal use but there is no liability coverage for damage to the equipment or for the HOA members using the equipment in case of injury. Currently John Bradley has assisted with holding onto and providing the keys when requested for equipment use. Kevin estimated that the current cost of maintenance is about \$3000 and questioned if some of the cost should be shared by the homeowners using the equipment. In addition, it was advised that the current usage of equipment by homeowners be temporarily halted until a Liability waiver could be drafted by Altitude Law. Pete will contact Altitude Law for an EVE HOA equipment waiver to be drafted. Once obtained, further discussion will be held as to what is required from the homeowners wanting to use the equipment (ie: cost of rental of equipment, showing and agreeing that they have proper training to use the equipment, etc). In the interim, Mark Ellingson stated that he will hold onto the keys for the equipment/Skid.
- Website - (Don) - a few previous EVE HOA members have had their access removed (as they are no longer owners) and our new neighbors have been added and sent emails instructions how to register and log in. If any members need assistance with access please contact Don. There is a plan to post a calendar and Home Sale section on the website. However, Don and Pete stated that there are better options available for a website that would allow us to use the website more productively on both the public and private sites (possibly at a lower cost). Josh Ebel also volunteered to assist.
- Safety - The cisterns do not have the same connections as the local Fire Dept but Kevin will confirm with Dean if the Fire Dept does have the adaptors for our current cisterns.
- Weeds - No updates. Grant money is anticipated to be received by the HOA this month.

Old Business:

- HOA Dues cover Jan - December. Pete stated that he has 3 outstanding dues but has notified the homeowners.

New Business:

- Cameras at the front gate - This was previously discussed but tabled for further information. Mark Jurik stated that the current cost of a commercial grade security camera runs \$300 - \$500 but commercial grade security cameras are significantly more sturdy than consumer security cameras. Don discussed using camera(s) to monitor those entering EVE, particularly in terms of associating the number of gate codes that are being used (ie: those by vendors vs those by homeowners). Kevin mentioned that thankfully we have not had a significant crime issue in EVE. Previously, it was discussed that the cameras will be connected via WiFi (which we currently pay for) and residents or appointed committee members can view what is showing up on the camera(s). Don recommended that we consider purchasing a consumer grade security camera initially (at a cost of about \$50) and test a proof of concept to see if this is useful and warrants the expense of a commercial camera or cameras.

- Insurance - Kevin discussed that the front sign of EVE is insured for a cost of \$300 for replacement. All BOD members concurred that this cost is not worth the coverage, in particular as it does not cover any liability or replacement for wear and tear. There is additional insurance on the shed and gate and it was discussed that the HOA continue to cover the cost of the insurance at this time.

Meeting adjourned at 8:20pm.

Next meeting scheduled for Thursday, March 2, 2023

Respectfully submitted,

Adrienne French - Johnson, Secretary