

Elk Valley Estates HOA Minutes
Thursday, April 6, 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

- Meeting called to order at 7:00pm. Roll call of board members and guests: Kevin McGrath; Pete Atwater; Mark Ellingson; Nina Brokaw; Adrienne French; Mark Jurik; Don Johnson; Elizabeth French; Scott Perkins; Johua Ebel; Crystal Plethtal; and John Gunn;
- Minutes - March, 2023 BOD Minutes were approved after minor changes of redundant information. All BOD members approved.

President's Report – Kevin McGrath

- Welcome the Jorgenson Family to our neighborhood, Matt and Anna and 4 children.
- Thank you to the ARC for their many hours of hard work updating the guidelines.
- Fires were close to our subdivision. Reminder to all to prevent fires from starting by having proper equipment ready when using chain saws and having campfires. Will invite a spokesperson from Divide fire department to address us at our annual meeting and our local area. Current plan is to stay with the current Liberty Mutual Insurance company but will drop the policy on the front sign.

Treasurer's Report – Pete Atwater

- Financial account balances in the EVE accounts and any major expenses paid have been provided and are available to review on the HOA website under financials.
- Pete also noted that the estimated cost for the waiver and easement document from Altitude Law will cost about \$1200. It carves out the gate shed from the Atwater property. He will send out the information from Altitude Law.
- Pete has some information from FireWise that we can forward information to our neighbors. Pete is a member of Divide Fire Dept.

Secretary's Report – Adrienne Johnson

- Adrienne confirmed that the BOD are now able to enter the website.

Committee Reports

- ARC – Kevin reported that the ARC met within the last 3 weeks and are working on updating the guidelines to today's standards. Mark Ellingson recommended and Scott discussed that there are updates to the building envelope.
- Roads - Scott discussed that the committee is working on bids to address erosion in various locations along the roads. Other issues include culverts.
- Front Gate - Mark Jurik has been asked to formalize a policy how people can enter the front gate. There will be 2 gate openers given per family. Individuals or family's will be listed on the directory and can be removed if desired. It was asked by Kevin and the Front Gate committee that codes not be given out beyond the immediate family. There will be contractor codes that will be authorized for up to one year. A building code can be given to a General Contractor to a household for building and architectural

purposes. The purpose of this is for safety. Mark stated that he has put the gate security camera project on hold for now

- Beautification – Kevin recommended that blinds be put up in the Gate Shed and he will discuss this with Ellen.
- Equipment - Mark Ellingson stated that he conferred with neighbors on the equipment and he reported that the equipment has been used in the EVE neighborhood for projects but the determination is whether the equipment is actually needed. One of the issues is storage and costs. Mark Ellingson asked the BOD if there is a need for the skid. Scott that other (ie: loader bucket) may be more useful than a skid. Pete stated that the skid needs some updates. Pete suggested that we take the skid out of service/sell it instead of paying \$700 per year just for the insurance policy. Kevin voiced concerns about liability, storage, and cost to maintain it. Kevin suggested selling the dump trailer as well. The BOD will look for feedback from the EVE members with the anticipation to make a final decision next Board meeting.
- Website - Don stated that he has not moved forward with the website but will get together over the next month with Pete and Josh on what to do with the website. Don stated that the current website is not well tailored for an HOA but costs about \$550 per year.
- Safety/Fire - Dean - Couplings ordered. When will we receive them? However, Pete added that the Fire fighters no longer use the cisterns and use trucks to haul in water to fight fires. Pete serves as a volunteer with Divide Fire and will also look into having a Fire Chief or representative come to EVE HOA to discuss ways to help mitigate fires.
- Weed Control – Kevin stated that CUSP has previously received grant money to spray the weeds and the grant money is based on the hours dedicated to spraying weeds. Adrienne and Crystal volunteered to assist with weed identification.
- Snow Removal - Scott Perkins stated that we will likely have a couple more snows this year that will require snow removal.
- Social – Crystal stated that she has reached out to Flying W for a night out the first week of June; a fishing derby later in June.

Old Business

Gate/Sign easement update (Pete).

A calendar would like to be placed on the website if and when feasible.

Dogs must be kept under positive control at all times.

New Business

Annual Meeting scheduled for August 26th. The Johnson's and Liz French have offered to host the cookout this summer.

Member Questions & Comments

Joshua and Crystal – asked about chickens. Kevin stated that the bylaws currently do not include chicken but could be requested as a variance to the bylaws.

Adjournment @ 8:04pm

Next meeting scheduled for Thursday, May 4, 2023

Respectfully submitted,

Adrienne French - Johnson, Secretary