

Elk Valley Estates HOA Minutes
Thursday, Mar 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 Ellingson; Nina Brokaw; Adrienne Johnson; Don Johnson; Elizabeth French; Crystal Pethtel;**

● Approval of Feb, 2022 BOD Minutes as written without further changes. All BOD members approved.

President's Report - Kevin McGrath

- LaFever's home is closing early March, 2023. Don will update the gate code once the sale has closed.
- HOA File cleanup was held at the McGrath's home and the files were rearranged. Kevin was surprised that there were no files kept on lots for variances. Every lot now has a folder, particularly from an ARC perspective.
- Crystal Pethtel is forming a social committee. Crystal suggested a calendar, but that is not available on the website. Crystal suggested having a gathering at McGinty's around St. Patrick's Day. More to follow.
- Annual meeting is scheduled for Saturday, August 26th followed by volunteer workday then an HOA community picnic.

Treasurer's Report - Pete Atwater

- Finance Report - Pete reviewed the 2023 budget plan and the Banking Summary with highlights for February:
 - No large or unbudgeted expenditures in February.
 - Information for 2022 tax filing submitted to our accountant.

Secretary's Report - Adrienne Johnson

- Any HOA members who have 2 email addresses that want to only receive emails at one email, please contact Adrienne and she will update the list serve to the email address that is desired.

Standing Committee Reports:

- Architectural Review Committee (ARC) – (members - Eric Miller, Matt Gerace, Scott Perkins and Jimmy Galbraith). Kevin stated that he met with the ARC. Currently the only planned property updates are Eric Miller's and the Jurik's, The Growney's are getting an architect. The ARC is going to meet weekly to go through the updates on the ARC guidelines. Anyone with suggestions on updates on the ARC guidelines should bring this to the ARC for review.
- Front gate – Don stated that he believes that Mark Jurik ordered and received a security camera and will likely initiate the monitoring of who is coming in the gate based on the codes. The primary expressed purpose is to monitor for codes that should no longer be in service and to evaluate if there are individuals coming in the gate that are using "old" codes that are no longer associated with an owner. Kevin suggested the use of proof of concept. Kevin did state that there have not been any burglaries in the last 6 years. Kevin proposed that HOA members continue to use their own personal

codes. Minimize the use of giving codes to friends but rather have them call the owner from the directory at the gate. Contractor codes should be used and changed regularly. It's the homeowner's responsibility to notify Don or Mark to delete the code when the project has ended with a contractor.

- Roads - No updates at this time. The Road Committee is looking into maintenance needs for the roads and culverts. Mallett and Snare are the ones that will provide bids. Mallett does have a truck that has sprayers that can reinvigorate the roads when dry. Kevin stated that he wants to consider a gift certificate to Mallett for their work. No immediate action was taken on this suggestion.
- Beautification - Kevin stated that Ellen will likely not start any projects until the later Spring or Summer months.
- Equipment – Mark Ellingson stated that he has spoken with John Bradley and desires to speak with others about ideas for the HOA equipment use and storage. Mark would like to have suggestions for the April HOA meeting. Pete does have a waiver provided by the attorneys. John Bradley tried to jump-start the skid but was not successful.
- Website – Don reviewed that the current website is a “general purpose” website and would like to consider options for a new web service. The current website is not built for HOA's and Don suggested that our HOA switch to a web service designed specifically for HOA's and the needs of an HOA.
- Safety - The cisterns do not have the same connections as the local Fire Dept but a new coupler was ordered which will cost about \$200.
- Weeds - No updates. Grant money is anticipated to be received by the HOA this month from CUSP.

Old Business:

- An easement agreement is being developed between the Atwater's and the HOA at the front gate as the front gate is on the Atwater's property.
- HOA Dues – Pete stated that the current financial balance does not reflect HOA dues for one property owner (McQueen). Per Katie the check was mailed Monday.

New Business:

- Dogs – Kevin stated that he believes the current rules are antiquated. The HOA Board is required to enforce the rules. Pete used a nuisance law suit at Sportsmen's Paradise as an example of a recent HOA that was brought into a lawsuit when a homeowner's dog was killed by another dog in the same neighborhood. Pete also noted that the neighborhood has about 140 properties on ¼ acre. Suggestions were brought forth about electronic boundaries/leashes as well as the number of animals. The HOA Board is requesting that dog owners have their dogs under positive control at all times.

Meeting adjourned at 8:23pm.

Next meeting scheduled for Thursday, April 6th, 2023

Respectfully submitted,

Adrienne French - Johnson, Secretary