

Elk Valley Estates HOA Minutes
Thursday, June 1, 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 7:01pm. 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; Matt Gerace; Eric Miller; and John Gunn;
- Minutes - April, 2023 - All BOD members approved.

President's Report - 5 min

- Thank you to Ellen and Vince for Hwy 67 trash pickup.
- Reminder limb pick up this Sunday June 4th @ 1pm at the first pond near the front gate - Limb pick-up along our roads
- Upcoming chipping @ 9am starting at the cul-de-sac near Scott Perkins/Gunn property - Saturday/Sunday June 17th/18th limb chipping.
- Upcoming Annual Meeting Saturday, August 26th @ 10:00am (Pete Atwater will Reserve room and invite speaker on fire safety at Divide Fire Station)

Treasurer's Report – 5 min

- Financial account balances in the EVE accounts and any major expenses paid. Pending bills for Mallett for snow removal. Pete that the report is looking good overall.

Secretary's Report - 3 min

- None to pass

Committee Reports - 3 min each

- ARC - Eric construction update. Approval to build during June. The Jurik's project has been completed. Eric Miller's project is progressing. Due to Elk calving, technically the Miller property should not be building during June. However, Kevin move, and Pete seconded to allow continue building due to a very short building season. The BOD approved this unanimously.

- Roads - Scott P. - There are a few potholes and washboard but overall the road held up well over the winter. However, Scott recommended that any touch up be delayed until after the summer monsoons. Bids are being sought to place grass embedded erosion control mats.

- Front Gate - Mark J. - New lightening arrestors have been placed at the front gate. Mark J. unplugged the modem since the voice landline is working well. However, the electronics are still present when the modem is needed. Also the gates stayed open with the 30 hour power outage, which is purposeful.
- Beautification - Ellen A. - New blinds for the storage building will be placed.
- Website - Don J. - No updates.
- Safety/Fire - Dean - Coupling received for the cistern at the top of the Y intersection at Elk Ridge North and South.
- Weed Control – Kevin stated that typically this occurs in the month of June/July.

Old Business

- Gate/Sign easement update (Pete A.) - A document was put together to release the gate to the HOA. Mark Ellingson moved, and Nina seconded, that the project move forward. The BOD voted unanimously to approve.
- Equipment (Mark E.) - Barry got the skid steer working again. The BOD agreed to sell the equipment and there is interest in purchasing the equipment. Mark E. stated that he will research the value of the equipment and then move forward. The equipment to be sold include: skid steer, skid steer trailer, and the dump trailer. Kevin moved, and Pete seconded, that all of the equipment be sold. Pete Atwater suggested that the equipment be moved up the “private road” and closer to the main road. Scott Perkins recommended that we have an assessment of the equipment.
- There are are those in the EVE HOA that are interested in some of the equipment.

New Business

- ARC guideline proposal – Kevin, Matt, Scott, Jimmy, Eric – Kevin stated that the ARC met 6 or 7 times and reviewed the ARC guidelines. Eric led the discussion and stated that this is well crafted. The BOD went over the document and reviewed areas that needed clarification or further discussion. Many thanks to the ARC members for their hard work!

Member Questions & Comments

Bears have been seen around the neighborhood.

Adjournment @ 9:03pm

Next meeting scheduled for Thursday, Jul 6, 2023

Respectfully submitted,
Adrienne French - Johnson, Secretary