

Elk Valley Estates HOA Minutes
Thursday, Jul 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 7:01pm. Roll call of board members and guests: Kevin McGrath; Pete Atwater; Mark Ellingson; Nina Brokaw; Adrienne French; Don Johnson; Elizabeth French; Scott Perkins; Barry Pleshek; Jimmy Galbraith; Ellen Andrew; and John Gunn;
- Minutes - June, 2023 - All BOD members approved

President's Report

- Thank you to all who helped with the neighborhood chipping. Great community night at Paradox.
- Taking names for the elections of 2023/2024 HOA board and ARC. Anyone interested in serving on the HOA BOD and/or Architectural Review Committee, please send Kevin a text.
- Annual Meeting August 26th – 10:00am: Pete confirmed that this will be held at Divide Fire Station and confirmed that Jay Teague, will give a presentation on Fire Preparedness/Awareness;

Treasurer's Report

- Financial account balances: Current account balance of approximately \$119,000; Goal is to have revenue (due) = expenditures plus maintain a reserve of about \$120,000.
- Pete stated he will prepare a detailed expenditure for the annual meeting
- Pete also reported that the Budget is down to about 10 items and is fairly straightforward.

Secretary's Report

- Announcements – For the HOA annual picnic, it will be held at the Johnson/French household. Invitations will be sent out for RSVP in the next week.

Committee Reports

- ARC - Ebel garage and Jorgenson landscape projects
- Roads - Scott P. - Maintenance pending rains to slow down and Kevin recommended consideration of touch up by volunteers or hire out. Scott reported that he recommended that Jeff Hill consider a landscaper 6-12 inch (riprap) rocks and place these in the drainage ditches for erosion control. Scott suggested that this would cost about \$5000 for the rocks and about \$7500 for road grading. Scott did not think that the entire Scott needs to be graded. Scott suggested that the skid loader be used to pull out the dirt in the drainage ditches. Mark E. moved/Pete A. seconded to move ahead with scheduling Mallet to grade the roads but have volunteers assist with digging out the ditches. Scott stated that he would try and schedule the delivery of the rocks. Barry suggested that the drainage ditches with the cement aprons be shoveled out. Thanks to Barry P. for filling in the potholes. Scott stated that there are bids for putting in asphalt for about \$50,000. Kevin suggested that this be discussed at the Annual Meeting as this would require an assessment.
- Front gate – Don J. - no updates

- Beautification - Ellen A. - Blinds have been ordered and shipped and 2 gallons of untinted paint for the storage building and painting front sign. Ellen stated that she will need assistance with hanging the blinds. Ellen reported that she has 2 gallons of paint but needs the colors. Suggestions were given for Forest Green, Brown, Tan;
- Website -Don J. - no updates
- Weed Control - Barry P. weedwacked around the front gate. Barry talked with CUSP and Teller Park (max contribution \$400). Barry stated that he has not yet contacted a Contractor. Barry stated that he would try and get a concentrated herbicide so that the HOA owners can spray their own lots for spot treatments. Barry stated he would like to meet on 20 Jul 2023 at 0900 at the front gate. As a general rule purple thistle is bad white is okay.
- Fire Cisterns – Barry confirmed that a hose connector for the cistern has been obtained. Pete also stated that we are up for an assessment by FireWise. Ellen Andrew and Nina Brokaw reported that they have cisterns at their homes.

Old Business

- Gate/Sign easement update (Pete A.) - no updates
- Equipment (Mark E.) - Mark found comparables for the current HOA equipment: Skid Steer – 1992 – (range: \$9000 - \$28,000) but these are not selective by model year nor with a trailer. However, the HOA BOD recommended to sell trailer with it; Dump trailer (2001) - approximation \$3000 but Mark recommended that he do some further work on that. Kevin recommended an email be sent out to the HOA Community first and any interested parties send in a bid by 30 Jul 2023
- ARC guideline proposals – put on hold

Member Questions & Comments

- Bears, mountain lions, and moose have been seen in the neighborhood. Please do not feed the wildlife to protect them and ourselves.
- Adjournment @ 8:00pm

Next meeting scheduled for Thursday, Aug 3, 2023

Respectfully submitted,
Adrienne French - Johnson, Secretary