

Elk Valley Estates HOA Minutes
Thursday, Aug 3, 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; Mark Ellingson; Nina Brokaw; Adrienne French; Don Johnson; Scott Perkins; Barry Pleshek; Jimmy Galbraith; Matt Gerace; Jimmy Galbraith; Vince Scarlata; Jeff Hill; Ellen Andrew; Matt Jorgensen; Mark Jurik;
- Minutes - Jul, 2023 - All BOD members approved

President's Report

- Thank you to all who helped with the road work.
- Annual Meeting August 26th at 10:00am at the Divide Fire Station and picnic later.
- BOD nominees: Kevin McGrath, Pete Atwater, Nina Brokaw, Mark Ellingson, and Deb Gerace. A Hand vote will be taken at the Annual HOA.
- ARC nominees: Eric Miller, Matt Gerace, and Scott Perkins

Treasurer's Report

- Financial account balances in the EVE accounts and any major expenses paid under Documents / financial statements

Secretary's Report

- Announcements – For the HOA annual picnic, it will be held at the Johnson/French household at 4:30pm on Aug 26, 2023. A Google invite will be sent out.

Committee Reports

- Roads - Scott P. - Recent road work with rip rap mostly completed (rock placement) – grading needed? Awaiting timeline from T. Mallett for additional erosion management near the Gerace's property. Jeff shared with the BOD that trip rap be placed in the drainage ditches at the road cut near their home and the Gerace's and consider placing erosion matting next year.

Last month: Mark E. moved/Pete A. seconded to move ahead with scheduling Mallett to grade the roads. Scott stated that there are bids for putting in asphalt at the front gate and mailboxes for about \$50,000. Kevin suggested that this be discussed at the Annual Meeting as this would require an assessment.

- ARC – Matt G. / Jimmy G. - still waiting for garage design proposal from Josh Ebel. Eric Miller is moving forward with framing of his home and at least some of the concrete has been poured. Matt Jorgensen – working on back deck on home.
- Front gate – Mark J. will hand off responsibilities to Don J. Don is going to start contacting home owners to provide new gate codes. Mark J. recommended that we let the VOIP lapse. (By way of explanation: A few years ago Internet connectivity was installed in the building near the gate for a digital connection. The HOA is paying for it but Don stated that we don't use this or need this as the analog system is working well). Kevin requested that Don and Mark go over the gate codes, etc at the Annual meeting.
- Beautification - Ellen A. - the Front sign colors have been decided and narrowed down to 3 colors in the woodland shades. Painting proposed for August 12th. Ellen also is requesting handyman assistance for carpentry with replacing some of the wood and replacing the roof with metal roofing on the storage building next to the gate. Scott P. stated that he has the tools to assist with the project and suggested that the materials be purchased at Foxworth-Galbraith.
- Website -Don J. - Josh will be taking over. However, Don completed some needed security updates on the website.
- Weed Control - Barry P. met with the CUSP member and sprayed on 20 Jul 2023. However, Barry stated that it will require a 2nd spraying. Barry has not scheduled the second spraying and stated that some of the weeds are just not starting to flower. Kevin asked Barry to turn the duties of the Weed Committee over to Don J.

Old Business

- Equipment sale (Mark E.) - 3 bids on the dump trailer. At the moment Don J. has won the bid for the dump trailer. Kelly Rikki offered up \$13,000 for the skid and trailer. Matt Gerace put in an offer but agreed to pass on the bid. Kevin requested that we try and hold onto the skid until mid-September. Scott stated that we could rent a skid if needed. Kevin stated that he will get the bill of sale information together.
- ARC guidelines were reviewed and changes were proposed and approved. Mark E. - moved and Adrienne seconded. The guidelines will be updated and posted to the website.
- For the Annual Meeting BOD members should plan on being at the Divide Fire Station at 9:30am for set up and stay for clean up afterwards.
- Not discussed this month but need to add to a future meeting further discussion on Fire Cisterns. Last month: 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.

Member Questions & Comments

- No additions
- Adjournment @ 8:14pm

Next meeting scheduled for the Annual EVE HOA Meeting on Aug 26, 2023 @ 10:00am at the Divide Fire Station.

Respectfully submitted,
Adrienne French - Johnson, Secretary