

MINUTES OF THE ANNUAL MEETING OF OWNERS
ELK VALLEY ESTATES HOMEOWNERS' ASSOCIATION
AUGUST 27, 2022

A meeting (utilizing Zoom for some attendees) of the owner members (the "Owners") of the Elk Valley Estates ("EVE") Homeowners Association ("HOA") was held on Saturday, August 27, 2022 at the Divide Fire Protection District facility located at 103 County Road 51 in Divide, Colorado. Present at the meeting were John Gunn, President; Trey Wilson (who attended virtually), Secretary; Kevin McGrath, Treasurer; and John Bradley, Director. Mark Ellingson, Director, was absent. Other Owners were present both in person and virtually.

Call to Order and Approval of Minutes

Mr. Gunn called the meeting to order at approximately 10:00 a.m. Mountain time and determined that a quorum was present. He first welcomed all of the attendees and asked each attendee to introduce himself or herself. He noted the agenda for the meeting which had been previously provided to the Owners. Mr. Gunn then reviewed the minutes of the annual meeting of the Owners held on September 18, 2021. After discussion, and upon a motion duly made and seconded, the Owners present unanimously approved the minutes of the foregoing meeting.

Financial Report and Fiscal Year (9/22-8/23) Budget

The prior period financial statements, which had been previously distributed to the Owners, were reviewed by Kevin McGrath and, after discussion, were unanimously approved. Additionally, Mr. McGrath reviewed in detail a proposed budget for the next fiscal year and responded to questions. There were several topics discussed including snow removal, the costs associated with the EVE road system and the proper level of cash reserves for the HOA (currently \$75,000). After discussion, Mr. McGrath increased the dollar amount in the budget for maintenance to \$5,000 and the total budget amount by \$2,000. With this change, the budget was unanimously approved by the Owners. During his presentation Mr. McGrath thanked Kathy Pleshek for her assistance, Barry Pleshek on his work to support weed spraying at a low net cost to the HOA and John Gunn, Scott Perkins and Double Eagle Ranch for the successful culvert project.

President's Report on Committee Activity

Mr. Gunn reported on the work of the HOA committees during the last fiscal year. He noted the beautification projects, the successful noxious weed spraying and provided highlights of the projects reviewed by the Architectural Review Committee ("ARC") over the last year. He also noted the need for the ARC to review its guidelines in light of current building standards and materials. There was discussion regarding concerns raised by potential EVE home buyers about the EVE architectural guidelines and the wildlife easement. Discussion ensued regarding the process to have such an easement amended. Mr. Gunn continued with a report on the work done on the front gate and thanked Messrs. Jurik and Johnson for their efforts. Mr. Wilson then gave a brief legal report, and Mr. Gunn provided a summary of the work that had been done on the

roads during the last twelve months. He thanked Scott Perkins and others for the new reflectors and road signage, the culvert project, the annual maintenance work and the planning for the magnesium chloride application to the roads.

Approval of Road System Treatment with Magnesium Chloride

Mr. Gunn next described the road treatment options. The options are treatment on the highly utilized road sections only or on the entire road system. He noted that the Board of Directors had approved the treatment of the high usage road sections. Discussion ensued regarding the results of the past partial treatment, the chemical to be applied, the cost and the likely life or longevity of the treatment. After discussion, and upon a motion duly made, the Owners approved the treatment of the entire EVE road system with magnesium chloride with all but two Owners voting for approval of the motion.

Following this approval, Mr. Perkins was thanked by Mr. Wilson for his significant work as chair of the Road Committee in keeping the EVE roads in good condition and safe. The Owners applauded Mr. Perkins for his efforts on behalf of the HOA. Mr. McGrath then noted the timing for the upcoming annual road maintenance and the application of magnesium chloride.

Election of Board and ARC Members

Mr. Gunn reported to the Owners that the following candidates for the Board of Directors for the upcoming year had been elected: Mark Ellingson, Kevin McGrath, Adrienne Johnson, Nina Brokaw and Pete Atwater. He also reported that the following persons had been elected to serve on the ARC: Jimmy Galbraith, Dean O’Nale and Sandy Vasser.

Old Business

There was no old business to be addressed.

New Business

Mr. Gunn suggested that the newly elected Board of Directors consider longer terms for Board members and staggered terms for Board members so that the entire Board was not replaced annually. He thanked Mr. Bradley for his years of service as a member of the Board of Directors and as President. Also, he recommended to the new Board of Directors that it establish bidding and management procedures for large projects.

Open Discussion

Mr. Gunn then asked the Owners for any thoughts on things that the Board or the community could do better. Discussion ensued.

Adjournment

There being no further business, the meeting adjourned at 11:37 a.m. Mountain time.

Respectfully submitted,

Newton W. Wilson III, Secretary