

Elk Valley Estates HOA  
Annual Meeting  
Saturday, August 26, 2023

Fire Safety Presentation – given by JT McCloud, Fire Chief, Divide Fire Department

Meeting Called to Order: 10:32am

Attendance: Kevin and Gail McGrath; Don and Adrienne Johnson; Pete Atwater; Nina Brokaw and Jeff Hill; Ellen Andrew; Scott Perkins; Mark Jurik; Elizabeth French; Rachel and Vince Scarlata; Bill and Alice Belcher; Kyle and Jimmy Gailbraith; Todd Cummings; Barbara Steinbrunn; John Bradley; Matt Jorgenson;

Welcome and Introductions:

- Welcome to new HOA families: Todd Cummings family; Matt Jorgenson family; and Barb Steinbrunn family;

Minutes

- Approval of the 2022 Annual Meeting Minutes. Don Johnson moved; John Bradley 2<sup>nd</sup>; HOA members approved.

HOA Vote for HOA Board and ARC members

- Board Nominees for FY 2024 were approved by the HOA members: Kevin McGrath, Nina Brokaw, Pete Atwater, Mark Ellingson, Deb Gerace
- ARC Nominees were approved by the HOA members: Eric Miller, Matt Gerace, Scott Perkins

Treasurer's Report – Pete A.

- Major investments were made into the roads in FY 2023 and is the HOA's #1 expense with over \$40,000 spent this FY to improve and maintain the roads. Beyond the roads, FY2023 approximately \$20,000 will be placed into the reserves.

Secretary's Report – Adrienne F.

- The HOA website is available for all to review important documents  
<https://elkvalleyestates.com/>

Committee Reports

- ARC – Jimmy G. - the HOA CC&Rs were reviewed and updated. Jimmy stated the goal of the ARC regulations is to maintain the property value of the EVE neighborhood.
- Roads – Scott P. - the applied Mag chloride has held up well. EVE volunteer work also placed 84 tons of rip rap rock on a number of roads / culverts throughout EVE. There are some areas on the road that Mallett will re-grade in September. There is a current plan for additional rip rap to be placed on Elk Rdg S, probably in the Spring, 2024 due to availability of Mallett to perform the work. In addition, 2 large culverts were replaced that were close to collapsing across the main road. Pete A. added that he travels throughout the county in his role as a fire fighter and EVE roads are the best by far.

- Front Gate – Mark J./Don J. - certain front gate electrical components were replaced by Mark and Don. A lightning arrester for the telephone line was also replaced. Home owners are given 2 gate openers. Speak with Don if you need additional gate openers.
- The gate committee maintains 3 types of gate codes: (1) resident codes, (2) contractor codes, and (3) project codes. The *resident* gate codes should be used by residents only. The *contractor* codes are used for ongoing, routine access by long-term contractors. Contractor codes must be changed annually. *Project* codes can be established for construction or other short-term projects. Project codes must be retired at the end of the project. Please have visitors use the directory for all other purposes. Homeowners can have their home listed or unlisted on the gate directory. Contact Don for any gate code additions or changes. As a reminder, use the '#' symbol prior to the code entry. Currently, the gate system connects via a POTS (plane old telephone system) line. Eventually, our POTS line will be replaced with an Internet connection. This internet capability is already installed so that we can make this transition whenever we need to. Mark J. did request \$1000 this FY for anticipated maintenance of the front gate for FY2024. Mark J. handed the reigns to Don. Don thanked Mark for all of his hard work.
- Beautification – Ellen A. - Christmas wreaths were placed on the gate this past Christmas season. The EVE sign was repainted and some structural improvements were made. The shed has new blinds. Ellen thanked her committee members. Ellen also explained to the HOA members that the mock up of the colors was presented to the HOA members as a schematic. Ellen made final decisions on colors that differed from the simple mock up. Kevin also stated that he would like to have a committee to work on the front entrance.
- Website – Don J. stated that the website has documents for HOA members that can be given to realtors. Kevin stated that it's the responsibility of the individual home owners to obtain these documents and present them to their realtor when needed. Josh has stated that he will take over for Don.
- Weeds – Don J. has taken over for Barry P,. Within Colorado there are 4 categories of noxious weeds. List A – weeds designated to be eradicated. EVE has 1 weed in this category which is orange hawkweed and due diligence must be shown that this weed is being eradicated. The only location known in EVE for this weed is down near the west fork of trout creek (east of Elk Rdg S road) and these have been sprayed this year. List B – weeds in this category must be prevented from spreading further. EVE has 2 noxious weeds in this category: Canada thistle and yellow toadflax. List C and Watch List species – not a concern at this time in EVE. If you find any of the weeds from List A and/or B, please let Don know. Don stated that the plan is to walk the properties and identify the location of any weeds from List A and B. An herbicide can be applied but only by a licensed company. However, the seeds remain viable for a number of years so the chemical has to be re-applied year after year. The HOA does cover the cost of the chemical application. However, we are sensitive to concerns about the use of chemicals for weed control. There are non-chemical means to control the weeds if individual home owners prefer this method. Please speak with Don about using these means but this will be for the homeowners to mitigate the weeds in this manner.

- Equipment – Kevin M. - along with storage concerns, repair cost and available operators, the board unanimously agreed to sell the equipment (Total sale was \$15,500). EVE equipment was being used primarily for personal use but the risk of liability vs. benefit was determined to be too high by the HOA BOD. Therefore, the equipment has been sold. In the future, the HOA will need to rent the equipment or a contractor hired. The equipment includes the skid steer with its trailer and dump trailer.
- Social – Krystal P. - organized the Paradox Brewery evening. However, this position or leadership will need to be taken over by another home owner.
- Fire/Safety – Pete A. - Firewise is a program that the HOA is enrolled in that provides guidance on fire mitigation. Pete also stated that an updated risk assessment of EVE will be completed this year.

#### President's Report Kevin M.

- The HOA BOD met monthly over the last 12 months. There was incredible involvement by HOA neighbors in the projects and social events. The HOA has remained financially and fiscally responsible. Pete and Deb have given the HOA an easement from their property to the front gate as it crosses their property. This is very generous of them.

#### New Business

- Discussion around CR&R / ARC Guidelines enforcement. Kevin opened up for discussion how to provide HOA enforcement. Mark J discussed that the CC&Rs should be interpreted from a perspective of the “spirit of the law” vs. the “letter of the law” and he provided an example. Gail M. also reported that we want to protect the Nature Preserve intent which requires at least some adherence to the letter of the law. Discussion was held about specific CC&Rs that have been updated by the ARC. Kevin encouraged all HOA members to read and review the updated CC&R's and bring the concerns up to the BOD. Kevin stated that “no one wants to be the police” but there has to be a standard.
- Kevin also stated that there are tools and means to make name signs if home owners desire (name signs for the front of the properties).
- Cookout Announcement: today at 4:30pm at the Johnson's house.
- Adjournment: 12:22pm