

Elk Valley Estates HOA  
Notice of Board Meeting  
Thursday November 2, 2023  
7:00pm

Welcome

Meeting called to order @7:00pm

Roll call of board members and guest: Kevin McGrath; Pete Atwater; Nina Brokaw; Mark Ellingson; Josh Ebel; Scott Perkins; Don and Adrienne Johnson; Elizabeth French; Mark Jurik; Deb Hendrickson;

Approval of October minutes – unanimously approved

President's Report (Kevin M.)

Treasurer's Report (Pete A.) - With the sale of equipment brought up the financial reserve to \$123,000. Dues statements will go out in December. The cost of the grading was \$2275 and plowing costs \$700 per plow.

Secretary's Report (Deb G.) - Adrienne covered for Deb.

Committee Reports

ARC (Eric/Matt/Scott) – Josh Ebel stated that he has approval from the county to put up his barn. Jurik's retaining wall will be starting in about 1 month; Erik Miller's house progress continues.

Roads (Scott) – the roads were graded but unfortunately there was no moisture and the roads quickly degraded. Pete added that there is non-residential traffic that has contributed to the poor conditions of the road. Putting cars 4wd helps to cut down on the washboard as well as moisture. Scott advised that in the Spring it may be helpful to plan for more grading with water if needed. In the interim, it was recommended that the areas of the road that have degraded, to request Mallett come and re-grade the area. At the front gate, the pavement/dirt has begun to form a larger gap. It was decided to put more dirt near the entry.

Front Gate (Don) – Operationally the gate is working well. However, something has happened to the exit gate and one of the rungs has been bent. Don recommended to have a welder come and weld the gate. Mark E and Kevin recommended that Don move ahead with that plan. In addition, Don also stated that he has more gate openers. Kevin also asked about the video at the gate. Don stated that he will go ahead and purchase a video camera that has a memory card. Mark J. also stated that he has made covers in the past for the lights and one is broken. Mark J. stated that he will get the materials to make it.

Beautification (Ellen) – There is a 50 gal water container, FedEx box, and paint in the shed. Mark E suggested that we remove this from the shed or give it away but keep the water tank.

Equipment (Mark E.) - the cul-de-sac has almost been cleared out except for a blue barrel which can be placed behind the shed or elsewhere. There is also some snow fencing.

Website (Josh) – Don has been keeping it up to date with Security Updates on the website.

Fire/Safety (Pete) – Pete stated that he has paperwork to submit to FireWise. The Fire Marshall was very impressed by the mitigation that has been performed over the years in the EVE community. However, there is a some exposure in the south. Nina asked about the water in the cistern that is close to the Forest Service road but Kevin stated that the cistern is very small and not likely going to be useful.

Weed Control (Don) – weed mitigation will begin again in the summer. Pete stated that this is the largest hay cutting since he has lived here. Kevin forwarded a word of appreciation to John Bradley for removing the equipment in a timely fashion.

Snow Removal (Scott/Josh/Kevin) – cost per snow removal is \$700.

#### Old Business

ARC Guidelines Update – Kevin stated that the BOD will work on some fine tuning on the ARC Guidelines.

#### New Business

- The Gunn's have sold their home to new neighbors the Burkes.
- Deb Hendrickson stated that Tweed's has selected Pete and Deb's home for the Holiday Home Tour taking place over the weekend on Dec 2nd/3rd. Tickets can be purchased at Tweed's and online. Deb stated that there will be 2 twelve-passenger vans that will be driving in and out along with musicians and quilters and others into their home. Orange cones will be put up to caution drivers. There will be signs put up by the Home Tour the day after Thanksgiving and these will be taken down on Dec. 4<sup>th</sup>. The proceeds will be donated to some local non-profits in the Woodland Park area.

Meeting Adjourned: 7:52pm  
Adrienne Johnson