**Elk Valley Estates HOA Minutes Thursday, Oct 9th 2024 7:00pm (MDT)**

The Board of Directors (BOD) held a regularly scheduled meeting via zoom 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, Deb Gerace; Josh Ebel, & Pete Atwater
* An update to the June 6th meeting notes:
	+ Removed the old newspaper kiosk during the May 18th cleanup.
	+ Nina moved to approve the minutes with those changes and Pete seconded it.

**President’s Report**

* Annual meeting was held August 24th, 2024
	+ The meeting was held at Margi and Marku residence. Margi is going to organize a hike for after the meeting.
	+ Food was at the McGrath Residence.
* The board for 2024-2025 will be as follows:
	+ President- Kevin McGrath
	+ Treasurer- Pete Atwater
	+ Secretary- Deb Gerace
	+ At Large- Nina Brokaw and Mark Ellingson
* **Please review the new business from our Annual Meeting:**
	+ CCR Section 8: Animals
		- **Change to: 6 total with and individual maximum of 3 dogs, 3 cats, 3 horses.**
		- **This was put to a vote with all who attended. We did have a quorum of 2/3 lot owners present. This change was approved.**
	+ ARC Guidelines: 6:2 Ornamental objects
		- **Change to: Exterior Ornamental objects such as, but not limited to, metal ceramic or wood sculptures, statues and plastic animals will not be permitted outside the building envelope. Such objects are permitted inside the building envelope where they may not be viewed from any street, a private amenity and other estates. One ornamental object with prior approval of the ARC is permitted to be in view from the street and other estates.**
		- **This was put to a vote with all who attended. We did have a quorum of 2/3 lot owners present. This change was approved.**
	+ CCR Section 3: Trash and unsightly items
		- **Change to: Section 17- Flatbed trailers used for transporting and hauling can be stored within the building envelope as long as they are out of view of neighbors and from the road.**
			* **This was put to a vote with all who attended. We did have a quorum of 2/3 lot owners present. This change was approved.**
	+ Dogs being on a leash at all times
		- **This is not in our CCR’s but it was decided that all dogs must be controlled with a leash or by verbal commands.**
		- **We will follow the Teller County rules and regulations on animal control.**

**Treasurer’s Report**

* Would like to decide by December 15th what the annual dues should be.
* Looks like there will be an increase in reserves this year by about $13,000
* Pete would like to lower dues to $700
* Mark E. would like to keep them the same
* Deb Gerace is asking for a detailed report of what has been spent this year and also a Balance Sheet to better understand the financials.
* To put down mag chloride it will be about $50-70k for the next application
* Nina thinks we need to set up a capital improvement budget for the gate in the next 5 years.

**Committee Reports**

1. **ARC-**
	1. Eric is hoping for a CO very soon.
	2. Marku’s project we are not sure of completion date.
2. **Front Gate**
	1. Would like to have a camera installed by the end of the year.
	2. If you see any gate issues, give Don Johnson a call.
3. **Beautification**
	1. N/A
4. **Website**
	1. Deb will work with Josh to make sure meeting minutes are on the website.
	2. Josh updated emails and users- removed non-residents and realtors.
5. **Weed Control**
	1. The weeds have been sprayed
	2. We do own a sprayer if you would like to use you will need to coordinate with Don Johnson and have proper training.
6. **Roads**
	1. We had a dry September; do we want to grade the roads before winter?
	2. We have about another year out before we do another mag chloride treatment.
	3. Mark E filled the sand for the barrels.
7. **Fire Safety**
	1. N/A

**NEW BUSINESS**

1. People who are not full time, please let a board member know when you will be here. This is just a safety issue in case of bad weather we know who to check in on.
* Adjournment @ 7:40pm
**Next meeting scheduled for December 5th , 2024 at 7pm**

Respectfully submitted,
Deb Gerace, Secretary