

Home of Alan Scott & Anne Meininger

Minutes of the Annual Meeting

Elk Stream Ranch Property Owners Association (ESRPOA)

August 4, 2012

Lots Represented in Person

Lot Number

Arden & Karen Bradshaw	5
Carl & Denise Shelburne	6
Ed & Kathy Keyes	8
Alan Scott & Anne Meininger	14
Steve Villano & Chris Groll	17
Ken & Pamela Surabian	19
Philip & Linda Walters	20
Keith & Mary Payden	21
Steve & Gem Boone	23
Jim & Lynn Fritz	24, 25
Paul & Colleen Czaplicki	26
Richard & Lenore Kremen	28
Janice Feingold	31

Lots Represented by Proxy

Barry & Phyllis Stone	1
Louise Lawson	4
Jim Albert & Janette Logan	7
Eric Lund	22
Darren Andrew George	30
Odin Christensen & Phyllis Lucas	34, 35

Welcome

President Alan Scott welcomed everyone to the 2012 ESRPOA Annual Meeting and introduced the Board Members. He then introduced Philip Walters, who is currently the FireWise neighborhood ambassador, along with Odin Christensen, for Elk Stream Ranch.

Weber Fire and FireWise Discussion

Philip Walters introduced guest speakers that were invited to the ESRPOA annual meeting to discuss the events of the Weber Fire that occurred in June. Those invited and in attendance were as follows:

Rich Graeber, Type II Incident Commander
Kent Grant, District Forester for the CO State Forest Service
Rebecca Samulski, Chapter Coordinator for FireWise

First to speak was Rich Graeber. He explained the fire progression and how decisions were made on day 1 of the fire, which was June 22nd. His first statement was that we all should recognize the efforts of our local fire department here in Mancos. They were instrumental in how they first attacked the fire and prepared homes for the impending fire. On the first day of the fire there were 93 firefighters working on the fire. When Rich arrived on scene the first thing he and his staff did was put in an equipment order. The prevailing winds were from the South. By 10am the next morning the fire was burning 800 acres an hour and a decision was made to call in the pilots to attack the fire by air. The objective was to keep the fire from coming over the ridge. By 3pm on Saturday there were spot fires from embers coming over the ridge into Elk Stream Ranch. A decision was made at that time to do 'burn outs' in our canyon and to start dozer lines. Crews also built perimeter 5" lines around the structures. By 6pm Sunday the Type III Team took over operations. Rich finished by stating praise for all of the fire mitigation efforts in Elk Stream Ranch that have been performed. The Weber Fire consumed approximately 11,000 acres and no homes were lost.

Next speaker was Kent Grant. He first stated that most homes are lost in fires due to ember showers. He then explained Forestry literature and resources that are available to homeowners to better educate themselves about creating defensible zones and home fire protection. He brought along handouts for members to take home. The final cost for the Weber Fire was estimated at over 6 million dollars.

Before Rebecca spoke, Philip Walters discussed with the members about having to renew our threat and assessment maps for Elk Stream Ranch. A team of people will be needed to re-prioritize the association fire and mitigation plan. He also stated that putting in Dry Hydrants should be revisited.

The final speaker was Rebecca Samulski. She stated that the ESRPOA Community Wildfire Protection Plan (CWPP) Map was a huge help with the fire. The map will need to be updated. She also stated that everyone with a home built in the canyon should review their driveway plans. She volunteered to help our community revise our CWPP. Kent Grant approves any new plans. They also stated that they can provide individual assessments on homes for those that request it. Rebecca also provided information on the FireWise neighborhood ambassador training program that will be held at the end of August, for

those that are interested. The meetings are held bi-monthly. On a final note, the 5 P's in regards to an evacuation were explained to the members. They were People, Pets, Papers, Photos, and Personal Computers.

Acknowledgements

Jim Fritz gave thanks to all of the speakers for coming and sharing their information and expertise with the membership. The Board then thanked Philip Walters, Keith Payden, and Cecil Thurman, (the association's road contractor), for all of their hard work during the fire and aftermath of flooding reclamation.

Break for lunch was announced by President Alan Scott

Call to Order and Determination of Quorum

The 2012 annual meeting for ESRPOA was called to order by ESRPOA president Alan Scott at 3pm. There were 21 lots represented either in person or by proxy. Therefore, it was determined that ESRPOA could conduct business and make binding decisions. The sign in sheet for the meeting is included as Attachment 1.

Introduction of Officers and Committees

Alan Scott introduced the Board of Directors, the members of the Property Management Committee (PMC) and the Design Review Committee (DRC) who served in 2011-2012.

Board of Directors	Alan Scott, President Jim Fritz, Vice President Gem Boone, Secretary, Treasurer Odin Christensen, Assistant Treasurer
Property Management Committee	Keith Payden, Chairman Philip Walters Odin Christensen Steve Boone
Design Review Committee	Philip Walters, Chairman Gem Boone Louise Lawson

Alan thanked all Board and Committee Members for their participation and hard work in the last year. Alan also announced a new owner of Lot 28. Rick and Lenore Kremen have sold their property to J.R. Baker who currently resides in Phoenix, AZ.

Alan also made a special mention regarding Greg Schamaun, Lot 10 & 12, who unfortunately passed away last winter after a lengthy illness.

Approval of Minutes

President Alan Scott stated that there was an error in 2010/2011 annual minutes. Under Treasurer's Report, the 2010/2011 annual minutes had Alan Scott moving to accept "budget" as presented. The minutes should have been a move to accept the "Treasurer's Report".

Keith Payden moved to accept the 2010/2011 annual meeting minutes with changes as presented. Philip Walters seconded.

Treasurer's Report

Alan Scott presented the Treasurer's Report as prepared by Odin Christensen (Attachment 2). Property Management Expenditures for Road Repair and Maintenance were up significantly due to work required to stabilize roads after flooding that occurred as a result of the Weber fire. Please refer to Attachment 3 for the Financial Summary and Discussion that was presented by Alan Scott. Questions were then solicited from the floor. There were none.

Philip Walters moved to accept the Treasurer's report, Steve Boone seconded. All present voted unanimously to accept the Treasurer's report as presented.

Design Review Committee (DRC)

Philip Walters, Chairman of the DRC, presented the 2011-2012 DRC report, (Attachment 4). Philip stated the importance of submitting applications in a timely manner and stressed that if you have any questions or need assistance in completing an application the DRC is there to help.

Property Management Committee (PMC)

Keith Payden, Chairman of the PMC, presented the 2011-2012 PMC report, (Attachment 5). The 2011-2012 winter was a full year of snow removal for the G-3 Road. The 2012-2013 Budget will be increased for the coming year due to the added expense. The Road Repair and Maintenance budget will also need to be increased due to the flooding/road damage resulting from the Weber fire. Keith thanked Odie Christensen & Phyllis Lucas for volunteering their time in weed mitigation in the southern part of the canyon. Keith also spoke about the grazing lease for 2013. Due to the damage sustained in Elk Stream Ranch from the Weber fire, we will not have any grazing for the upcoming year. However, we have been told that we will receive an exemption and will retain our Agricultural status for the year.

Old Business

Alan Scott encouraged members to visit the ESRPOA web site, which has a lot of valuable information on it for members.

Status of Road License Agreements: Alan Scott stated that Elk Spring Ranch is no longer part of any agreement with Elk Stream Ranch in regards to Road Licenses. The Daultons have signed 2 License Agreements this past year and the Board is currently working on obtaining 2 more License Agreements

with the Barbers and the Wagners. The Obie's are currently not interested as they have an easement on an old jeep road that they are using to access their property.

New Business

- **Election of New Board Member**

Each year according to our covenants, the ESRPOA must nominate and elect a new Board member as a replacement for the Board member that has completed the 3 year term. President Alan Scott will be leaving the Board this year. The Board of Directors has nominated Philip Walters as a new Board member. A vote was then held of the members. There were 20 yes votes in favor, zero opposed. Motion carried. The Board welcomes Philip Walters to the 2012-2013 ESRPOA Board.

- **Weber Fire and Flood Impacts**

Keith Payden, (PMC chairman), took the floor and gave his recommendations to the Board. He also prepared a 2012 Fire Impact Report (Attachment 6). Keith met with representatives from the Natural Resource Conservation Service (NRCS). Their recommendations were to focus on keeping bar ditches, culverts, and roads open after each flooding event. There are also 3 efforts that our association should be concentrating on. Those are damage control until next spring, reparations of the road, and the financial impact that we are incurring. ESRPOA will need an additional \$10,000 for reparation work this fall and \$27,500 needed by next summer. A special assessment will be needed to cover these costs that our association is incurring.

Adoption of 2012-2013 Budget

President Alan Scott reviewed the updated budget with the membership (Attachment 7). He discussed the changes that were done in July due to the flood mitigation expenses that were incurred. Alan called for a vote on anyone who was against the modified budget; there was no show of hands. The Budget for fiscal year 2012-2013 was ratified.

Special Assessment

President Alan Scott explained the need for a possible special assessment. The 2012-2013 budget for Road Repair and Maintenance is \$13,000. The association has spent \$32,042.69 to date on Road Repair and Maintenance. The majorities of these funds were spent in July on repairs to our roads as a direct result of the flooding and mud slides from the Weber Fire. Alan Scott explained that a new Budget will have to be created and a special meeting of the members must take place per our CCR's. A question from the floor by member Arden Bradshaw was raised as to why an assessment cannot be done at this time. Alan explained that the Board did not have the final dollar amounts on what the repair costs were for the month of July until this past week. There was not sufficient time to hold a meeting and create a new budget for the 2012-2013 fiscal years. There was a consensus from the members that a special assessment will be needed.

Determination of Surplus of Funds

There are no surplus of funds left from the 2011-2012 Fiscal Year.

Other

Gem Boone shared with the membership that she is looking into resources for funding that might be available in helping with pond reclamation in Elk Stream Ranch. As a result of the flooding and mudslides that have occurred over the last month, both ponds in our canyon have been filled up with debris and mud. The pond on Chris Willseys Lot is almost completely filled in. She explained the need for our association to reclaim these ponds as they are a valuable source for not only wildlife, but for use in fighting fires and maintaining our AG status. Without water for livestock we would have a difficult time obtaining grazing leases in the future. Gem will pass any information that is found to the Board for review and consideration.

Member Janice Feingold brought up that maybe our association should look into installing a water tower. The Board will certainly look into and consider any suggestions by the members.

Adjournment

President Alan Scott made a motion for meeting adjournment. Steve Boone seconded the motion. The ESRPOA Annual Meeting was adjourned at 4:50pm.

Respectfully submitted,

Gem Boone
Secretary/Treasurer