

ELK STREAM RANCH PROPERTY OWNERS ASSOCIATION (ESRPOA)

BOARD OF DIRECTORS MEETING

MAY 22, 2014

On Thursday, May 22, 2014, the Board of Directors met at the home of Philip and Linda Walters. Present were Philip Walters, Vice President, Louise Lawson, Secretary/Treasurer and Linda Walters, Association Member. Gem Boone, President attended the meeting via conference call.

Gem Boone called the meeting to order at 4:05 pm MDT. Topics of discussion included:

1. Philip Walters presented the Property Management Committee (PMC) report. The contractor portions of both Phases 1 and 2 of the Drainage Improvement Plan 2/24/14 are complete with 70 percent of the volunteer work performed. Portions of Phase 3 work will be implemented in June including G3 surface rehabilitation and G3 and Road 46 ditch cleaning. One additional culvert, below Odin Christensen's property, has been added to the scope of the project. The remainder of the Phase 3 work will be postponed until after the first late summer/fall rains to prevent the loss of new gravel. At this time the project is expected to come in on budget.

Conversations with Erin Johnson, ESRPOA counsel, indicate Road Reserve funds can be used for capital improvements to the roads (including the additional culvert noted above). Erin also provided guidance regarding the reassignment of recent special assessment funds from the operating budget to the Road Reserve Fund. This is primarily an accounting matter to better match revenues to expenses. Philip will work with Odin Christensen, Assistant Treasurer to accomplish the accounting changes.

Philip presented the Interim 5/22/14 Road Reserve Study projecting annual road repair expenses and recommending a higher targeted fund balance. Preliminary findings suggest excess 2014 operating funds might be transferred to the Road Reserve Fund to create the new targeted fund balance without requiring an increase in annual fees. Gem Boone moved to adopt the Interim Study as presented and Louise Lawson seconded the motion. The Committee's report will be summarized at the upcoming ESRPOA Annual Meeting

2. Philip Walters reviewed the first draft of the ESRPOA 2014-2015 annual budget. No major changes in line items are anticipated. Gem Boone will draft a file document summarizing how the ESRPOA calculates annual road use licensing fees and billing timeframes.

3. The Annual Meeting Notice and mailing were discussed with the goal of having the Notice packet to the membership by mid-June. Gem Boone will follow-up regarding potential Director candidates and obtain guidance from legal counsel pertaining to the Directory Privacy Law and what information can be included in future directories as well as authorizations required. Philip Walters will summarize the Interim 5/22/14 Road Reserve Study findings and recommendations for the mailing.
4. Gem Boone notified the BOD that she attended the Habitat Partnership Program (HPP) meeting on 5/8/14. She provided additional pond clean-out estimates to the HPP per its request. Awards will be announced via e-mail on or about July 1st.
5. The State of Colorado contacted the ESRPOA via Philip Walters about renewing its 50-year access easement to use a portion of G3 to service its communications tower on LaMonte Mountain. Erin Johnson, the ESRPOA legal counsel, reviewed the original easement signed in 1964. Her opinion is that the ESRPOA Board of Directors has the authority to negotiate the new easement with the State of Colorado. Louise Lawson moved to appoint Philip Walters to work with Erin to prepare and negotiate the new easement. Gem Boone seconded the motion. Philip will follow-up with Erin.
6. Philip Walters reported one member is in arrears for 2014 annual dues and assessments. A delinquency notice has been sent to the member. Philip will contact the member to reiterate our amended Policy#6-2010 changes regarding delinquencies, fees, penalties and collection costs. If the member does not respond, Erin Johnson will be notified to initiate collections and foreclosure action.
7. Gem Boone reported her efforts to resolve the outstanding lien with Julia Bennett, Lot #29. Gem will consult with ESRPOA legal counsel regarding next steps.
8. The next BOD meeting will be scheduled the second week of July pending Gem Boone's travel schedule.

The meeting was adjourned at 6:00 pm MDT.

Respectfully submitted,
Louise T. Lawson
Secretary-Treasurer