

# **ELK STREAM RANCH PROPERTY OWNERS ASSOCIATION**

## **BOARD OF DIRECTORS MEETING**

**SEPTEMBER 4, 2014**

The Board of Directors met at the home of Philip Walters, 6068 Road 46, Mancos, Colorado. Attending the meeting were Philip Walters and Louise Lawson. Steve Villano attended via conference call. Philip, as President, called the meeting to order at 7:03 pm MDT.

The first order of business was to authorize Steve Villano as a signatory on the ESRPOA's Mancos Valley Bank accounts. Philip Walters made a motion to add Steve Villano to the list of signatories and remove Gem Boone, past President, from the signatory list. Louise Lawson seconded the motion and it was approved unanimously. Louise Lawson will deliver the Resolution to the Bank for processing.

Philip Walters updated the Board regarding negotiations with the State to use G3 when servicing the Colorado Public Safety Tower (the microwave tower on LaMonte Mountain). Philip is working with the ESRPOA attorney, Erin Johnson, to finalize the agreement.

Philip reported that the Property Management Committee (PMC) continues to monitor rainfall amounts and runoff checking for any road and/or ditch damage. At this time the PMC does not believe the rebuilt drainage system has been fully tested by heavy rains and will continue its watch before determining and recommending its next steps.

### New Business

Philip Walters, as Treasurer, noted that Odin Christensen, Assistant Treasurer inquired whether the BOD wants to again post the monthly YTD Financial Summaries to the website. While the BOD wants to insure transparency, the consensus was that monthly postings would most likely create "clutter" on the website. The BOD agreed that if members want to review the monthly financials, they should contact one of the Board members for further information.

Philip Walters asked Steve Villano if he would kindly peruse the ESRPOA website and provide his opinion as to the website's appearance, organization and whether available information is sufficient or superfluous. Steve agreed to do so.

The BOD has identified a need to insure at least two ESRPOA members are familiar with all the major governance processes, duties and responsibilities.

Odin Christensen and Philip Walters are now using a Dropbox system setup by Odie to share pertinent financial and invoicing information in a timely manner as needed.

Board members and the PMC Chair will soon be added to the Dropbox, giving them access to financial data.

Philip provided an overview of the annual Fall mailing, which includes a cover letter from the Board, the Annual Disclosure Statement, the Annual Assessment Notice, the Limited Power of Attorney form for the grazing lease, and a request to verify contact information for the Association's records. It was agreed the Fall mailing would be sent out no later than September 19, 2014. Philip is coordinating the mailing.

The two Daulton Road Licensing Agreements are complete. Philip Walters will deliver the documents to the Daultons.

The BOD scheduled its next regular meeting for 7:00 pm MST on Monday, December 8, 2014.

The meeting was adjourned at 8:01 pm MDT.

Respectfully submitted,  
Louise T. Lawson, Secretary