

**Elk Stream Ranch
Property Owners Association
Board of Director's Meeting Minutes
for August 24, 2016**

The Board of Directors meeting was held via conference call on August 24, 2016. President Steve Villano called the meeting to order at 7:30 pm MST. Board members Tom Olson and Alan Scott attending.

Old Business

Review Annual Meeting Minutes: Minutes from the annual meeting were reviewed and approved. The minutes will be posted to the ESRPOA website.

Appoint/Confirm Committee Chairs: Steve Boone will remain chairman of the Property Management Committee, and Phillip Walters will remain chairman of the Design Review Committee.

Policy on Accepting Gifts from Association Contractors: The BOD does not approve receiving any gifts from association vendors or contractors. Alan Scott will prepare a Directors' Policy for adoption and posting on the ESRPOA website.

Officers Signature Authority at Bank: The BOD unanimously resolved to notify The Mancos Valley Bank to remove Louise Lawson's name from the ESRPOA bank accounts and add Tom Olson. The account carries four signatures including those of the three current Directors and Odin Christensen, Assistant Treasurer.

New Business

Election of Officers: The BOD elected officers for the current fiscal year as follows:

Steve Villano - President

Alan Scott - Vice President and Treasurer

Tom Olson - Secretary

Fall Mailing: The fall mailing will include the annual disclosure, invoice to members for association dues, and the grazing lease power of attorney for signature by members. Steve Villano will prepare a draft for review by the BOD.

The target date for this mailing is mid-September.

Daulton Road License agreements: Erin, the ESPOA attorney, is working on Road License Agreements with the Daultons. Alan Scott will coordinate communications with the Daultons and follow-up with Erin. The Road License Agreements will take the form used last year.

Planning for a Joint Meeting with the PMC: The BOD would like to have an in person meeting with the Property Management Committee sometime during early October. Steve Villano will coordinate a date and time for this meeting. Topics to be discussed at the meeting will include Grazing, replacement of the gateposts and sign, and prairie dog control.

Proposed Membership Meeting with Bonnie Loving: Bonnie Loving is in charge of weed control for Montezuma County. The BOD will suggest that the PMC coordinate a meeting with interested residents sometime in the early spring of 2017.

Gate Code: After consulting with Phillip Walters, the BOD determined that there was no pressing reason to change the gate code at this time.

Archival Record Storage: Archived records are currently stored at Phillip & Linda Walters' residence. Phillip would like to find someone else to keep the stored records. Tom Olson will look for another full-time resident who is willing to store these.

Other New Business: The amended bylaws are being reviewed by the ESPOA attorney. The revised covenants are also being reviewed and will be recorded with Montezuma County. Steve Villano is working on this with Erin.

The meeting was adjourned at 8:30 PM MST.