

**Elk Stream Ranch Property Owners Association
Property Management Committee
Meeting Minutes 10/17/2011**

The meeting was called to order at 7:05 p.m. on Monday, October 17th. Attendees were Odin Christensen, Philip Walters and Keith Payden. Discussion was as follows:

Weed Control Review: In general it was felt that this is was a good year. Odin advised us that he and Phyllis were able to catch the weeds at opportune times this year. They devoted 138 person hours into their efforts this year. The rest of the committee felt that this was really above and beyond what we expected from a volunteer effort. After some discussion it was recommended that the POA should express partial thanks by reimbursing the Christensen's for the gas expense. We asked Odie to submit these expenses for approval.

It was also felt that Premier Weed again did an excellent job and particularly commented favorably on Peggy Ott's work ethic and diligence. The Committee discussed the advisability of soliciting alternative bids for next year. It was the Committee's consensus opinion that we recommend to the Board that we contract Premier again next year. This will allow their strategy to play out for a full three years. We will address the subject of alternative vendor solicitation the following year.

Fall Road Maintenance: We approved the fall 'sweeping' of the roads (pulling in gravel from the edges to the middle) to be done before snow plowing season. We also discussed Elk Springs activity and decided to encourage Elk Springs to perform the same sweeping and to repair/blade their section of road where needed this fall. At the time of this final revision Elk Spring has notified us of their intent to perform repair and sweeping this fall.

Grazing Lease 2012: We were in agreement that Johnny Tom has done a good job this year. We agreed that we should ask a NRCS representative to survey our canyon this fall if possible. Keith will initiate that contact. Based in part on that feedback on our grazing/grass conditions we will determine our direction for 2012. This may include cattle, sheep/goats or a combination.

Snow Removal: Phil volunteered as Snow Queen again this year. The PMC also recommended that we send Clay Loving a \$500 stipend for his effort in Elk Springs which is very helpful to us. We had specific discussion related to Mr. Daulton, who at times does some snow removal from Elk Stream Roads. At some time, the Association may wish to compensate him for this work, but the committee agreed strongly that any such arrangement should NOT be linked to the Road License Agreement.

Christmas Lights: The Payden's and Walter's volunteered to rehabilitate the lights for this season and remove them after the Holidays.

Entry Sign: It was agreed that the posts and sign were both in need of refurbishment. Keith will try to determine what can be done and at what cost. The PMC will then forward a recommendation to the Board. This may not be possible this fall but will be completed by spring.

Long Term Road Improvement: Keith presented the framework and results of a detailed road survey conducted in September. The framework was met with solid approval as was the approach for using it to identify, prioritize and fund road improvements. It was also felt that the work would provide valuable input to the Road Reserve issue. There was extensive discussion as to how to refine it as well as some input on project issues. These project issues will be included in a revised draft. The most significant recommendation was to use GPS and current mapping of our roads to refine the identification and accuracy of project areas. Philip offered to prepare map documents in his Geographic Information System (GIS) to document historic work and outline current conditions and recommended improvements. Phil will work with Keith to accomplish this in the next few weeks. A final document will then be created and forwarded from the PMC to the Board.

The meeting was adjourned at approximately 8:45.