

**Elk Stream Ranch Property Owners Association
Property Management Committee
Meeting Minutes 3/15/2012**

A Property Management Committee meeting was held at the Payden residence on 3/15/2012 at 7:00 p.m. All members (K. Payden, P. Walters, S. Boone, and O. Christensen) were in attendance. Discussion and conclusions were as follows:

Road projects for 2012 - We reviewed our thoughts from the last meeting and reaffirmed that we will adopt the process as documented by Keith Payden and shared with the Board. Activities required to complete the process are as follows:

Verification of mile marker data and mapping using GPS tools. Phil and Keith will complete this by early April. Note that it was decided that we should also do this in Elk Springs so that we have a position/opinion for this area of our fiscal responsibility.

Given the revised mapping, Keith will conduct another tour with Cecil to get more solid cost estimates.

Revise the previous document, review with the PMC, and endorse.

Forward to the Board as input to project work funding and Road Reserve determination. This should be done by mid to late May.

Grazing Direction – We reaffirmed our decision to bring cattle in and will forward our lease agreement with Wayne Rob to both counties. We decided to limit grazing to just cattle and Keith will notify Johnny Tom. Odie, subsequent to the meeting provided some contacts to forward to Johnny for other potential pasture opportunities.

Weed Control – We decided to stay with Premier. We are comfortable with the oversight, quality and experience of the new applicator (certified and 3-4 years experience). The labor price will be the same at \$80/hour. While not discussed at the meeting it was later affirmed that the Christensen's will again handle the lower canyon.

Elk Stream Ranch Sign Refurbishment – Steve & Edie (local couple) have passed on this project. It was suggested that we contact Aaron Taylor for interest or ideas. Keith will do this. If/when we get a bid it will be forwarded to the Board for approval.

Fire fuel mitigation – it was noted by Phil that we have \$1500 left in our grant and \$1500 left in the Association budget for fire risk mitigation. It was felt that we should find some way to use this. Our general approach which Odie volunteered to address with the Board will be:

Do a broad solicitation of those owners whose property is in the plan. This would be at 25% cost to the owner as already approved by the Board. . Odie will draft a communication, to be approved by the committee, for email distribution to owners. This will advise them of the available funding program and invite them to submit proposals. Selection and approval will be by the PMC.

If this is unsuccessful we will identify critical areas in the plan, I seek approval from the Board to fund the owner 25% share and then ask owner permission to do work on those areas.

If this should fail we would solicit appropriate approval to redefine use of funds to do maintenance work on already improved areas and re-solicit the membership.

Elk Springs plowing stipend - the Committee reaffirmed our intent to give a \$500 stipend to Clay Loving for his help in plowing and that it was in our budget. Odie will check to see if we have sent it and if not will do so.

Meeting adjourned.