

Elk Stream Board of Directors Meeting

November 19, 2024

Members in attendance: Pam Surabian, Sean Moore, Jenna Roach

Meeting called to order at 1:30pm by Pam Surabian.

Attendees reviewed the topics required by the bylaws. Contracts for road maintenance and weed mitigation are verbal and have been reviewed. HOA insurance is on autopay and there are no changes for coverage. There was one paragraph missing from the CCR governing documents that our attorney will be adding and recording at the Montezuma County Recorder today. Alan will then update the documents and website.

Discussion about the HOA platforms as brought up at the annual meeting in August. Sean brought two options to consider. "HOA My Way" offers full service including accounting functions for \$4,500 per year. "Pay HOA" integrates with QuickBooks and our current accountant for \$1,200 per year. Both options have email and communication capabilities and storage for documents. Sean will schedule a demo of the software.

Sean gave an update on gate remotes. Members who would like a remote for the second gate can order a remote model Liftmaster PPLV1 and contact Sean to get it programmed. Members who would like a remote for the first gate can order a universal remote and contact Sean or Jenna to get it programmed.

Discussion on the budget and expenses incurred for the year. Jenna will send late notices to property owners who have not paid their dues.

Members discussed the fence for the boundary between Elk Stream and Elk Springs. The PMC had a contractor come look at the boundary for a bid to build and repair fencing. The contractor will be instructed to send a bid to each property owner who needs fencing installed or repaired for consideration. Property owners can also seek their own bids for fencing. Once the fence is complete, the Elk Stream Ranch POA will determine how much to credit each of those property owners.

Pam gave an update on the gate controller that was broken. The controller has been repaired and the keys are in the possession of Ken Surabian.

Meeting adjourned at 2:05pm.