

Elk Stream Board of Directors Meeting

February 25, 2025

Members in attendance: Pam Surabian, Sean Moore, Jenna Roach. Tyler Roach attended via Zoom.

Meeting called to order at 2:00pm by Pam Surabian.

Members were given the opportunity to discuss any old business. None discussed.

New Business:

Jenna gave an update on current financials. Members asked what was included in the line item "Other PMC Expense" for \$380.12. (After clarifying with our accountant, the expenditure was for county recording fees.) There are still members who have not paid their annual dues; Pam will work with Jenna to contact those property owners.

Discussion was held about agenda items required in the bylaws for each directors meeting (Article 3.07). It was noted that the items were not correct in terms of timing and function of the board; Pam will contact Alan Scott to have the bylaws amended with Erin.

As discussed at the November Board meeting, the Board has decided to move forward with a cloud-based HOA management software called Pay HOA. Sean will work with Jenna to demo the product and navigate implementation with the goal of introducing it to members at the annual meeting in August.

The Property Management Committee has an assessment scheduled with the Celeste Moore from the Weed Abatement Program on March 6, however it was decided to reschedule for a later date when weather conditions allow a proper assessment.

Members discussed scheduling the Annual Board Meeting. We will hold the meeting on August 9th at 9:00am at The Mancos Community Center. Catering will be determined at a later date.

Discussion continued from the last meeting about the need for a fence between Elk Springs and Elk Stream specifically for cattle grazing in the summer. The Property Management Committee completed their evaluation and determined that there are 5 properties that require fence to be built, replaced, or repaired. Per the CCRs Section 9.13(e) it is the property owner's responsibility to maintain fences which separate the Subdivision from adjacent agricultural land, stock drives or public roads used as stock drives. However, as the agricultural tax status benefits everyone in Elk Stream, the Board decided to reimburse the affected property owner 50% of the cost of the fence build/repair. The Board will send a letter to the property owners affected. While the CCRs state that barbless wire is required, Colorado state law states that a lawful fence for livestock is barbed wire. The CCRs will need to be updated to include the allowance of barbed wire.

Sean moved to adjourn at 2:28pm. Jenna seconded.