

## Elk Stream Board of Directors Meeting

April 8, 2025

Members in attendance: Pam Surabian, Sean Moore, Jenna Roach, Ken Surabian, Barry Stone, Tyler Roach, Mats Roos, Martha Roos, Dave Johnson, Vickie Johnson, Alan Scott, Dan Debacker, and Andrew Sarver

Meeting called to order at 9:01am by Pam Surabian.

Pam gave a background on the north perimeter fence. The existing boundary fence between Elk Stream and Elk Springs is in poor condition and there are areas that do not have a fence at all. The cattle that come in to graze in the summer months were getting through to Elk Springs in the summer of 2024 thus starting the conversation of needing a better fence to keep them in. The Board suggests that we move \$10,000 from the snow removal budget to a new line item for fence repair and maintenance. While we do not have a final cost for the work, we will limit the work to \$10,000 this year and reassess this summer for further discussion at the annual meeting in August.

Members were given the opportunity to ask questions. We discussed the thousands of dollars saved per lot in taxes to be classified as agriculture land. Members discussed charging more to the cattle owners to recoup costs of fence maintenance as well as ways to keep the cows on the south end of Road 46 and away from the north perimeter such as water and mineral block placement.

Members also discussed the legality of spending money on the fence when the association as an entity does not receive direct benefits. Every lot owner must opt in or out of the agriculture exemption making this issue more complicated. Alan was tasked to speak with the association lawyer regarding this.

Sean made a motion to reallocate \$10,000 from the snow removal budget to a new line item for repairing the existing northern boundary fence and if necessary, build new fence while staying in the \$10,000 budget. All members agreed that this action is only for the northern boundary between the subdivisions and is not intended to set precedence for lot lines and other areas in the canyon. Alan seconded the motion. The Board voted to reallocate the money. Sean opened the floor to anyone who opposed the decision. The motion passed and the budget was ratified.

Members discussed the May Board meeting. The agenda will include discussion about the road maintenance that needs to be done at the end of the road on lot 35. We will also discuss fire mitigation.

Sean moved to adjourn at 9:53am. Jenna seconded.