



Long Term Planning Committee Report
Robert Forsberg and Cathy Faughnan as Committee Co-Chairs
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Written and submitted by: Cathy Faughnan and Curt Loomis

Date: December 12, 2020

Charter: The purpose of the LTP exercise was to support budget planning for 2020-21 and beyond, by identifying necessary or desired community projects, estimating their associated costs, and establishing a relative priority of funding. Further revision of both categories and priorities is expected to occur as additional feedback is provided by the board to the committee.

Members: Bob Forsberg and Cathy Faughnan as Committee Co-Chairs and Members as Patrick Gill, Bill Tolle, Paul Flanagan, Paul McDaniels and Curt Loomis.

Meeting: Held via Google Meets on November 19, 2020.

Committee members in attendance: Curt Loomis.

Board Directors in attendance: Scott Johnstone, Bob Forsberg, Karl Davis, Cathy Faughnan, Bobby Clevenger, Jess Ellis, Devona Saylor and Kent Broome.

Board Director not in attendance: Ryan Sommers

Curt Loomis and members of the LTP committee have worked to revise the presentation presented to the Board earlier in the year based on initial feedback from the Board. The revised presentation was again shared with the Board during this special online session.

The Board appreciated the presentation and approved it to be shared with the Membership. It was decided that sharing it during the regular Board meeting on 12/12 in which there are two months meetings in one would not allow enough time for a full presentation plus questions and feedback from the Community. Instead, the Board will sponsor a Virtual Town Hall on January 9, 2021 from 10am-12pm devoted to this presentation. After the Holidays the Board with help from the LTP will send out an updated presentation and a video of Curt presenting in early January. It was felt the message will be better conveyed in a video versus only sending a Powerpoint. The Board emphasized that Community input is critical in this process as BEMA considers potential capital improvements and funding strategies..

During this meeting the subject of a 1% transfer or transaction fee was discussed by the Board.

Director Clevenger motioned based on feedback from the community and further discussion with our attorney the Board will rescind the vote taken on October 17, 2020 which implemented a 1% Transfer Fee on the sale of property in Big Elk Meadows pending further discussion with the Community on the long term capital needs and funding options of the HOA. As per correspondence with our attorney, implementing a transfer or initiation fee will require a vote of the Membership to amend the HOA Declaration. Director Faughnan seconded the motion. Discussion. President Johnstone called for the vote, all in favor.

Action Items:

- Update presentation for Virtual Town Hall 1/9/21 and share that along with a video of Curt Loomis presenting the power point with the Community the week of January 4th. Members not on email will receive a hard copy of the presentation.
- The Board will advertise the Virtual Town Hall Meeting on January 9th from 10-12 to ensure as many interested Members as possible can attend.
- Following the Virtual Town Hall, the BEMA Board with help from LTPC, will send out a survey asking Members to comment on and rank the importance of potential capital improvements and funding strategies.
- BEMA Board, with help from LTPC, will summarize feedback and present it back to the Community in a second future town hall meeting.
- BEMA Board will take all this feedback and then communicate next steps or actions to be taken.

Big Elk Meadows Association

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