



Big Elk Meadows Association
Wednesday Sept. 20 6:00 PM
Board of Directors Meeting Minutes

Virtual Meeting meet.google.com/knk-tfqe-mdv Phone #s: +1 617-675-4444 PIN: 528 133 506 8397#

Call to Order by President

- Quorum verification – (Board members attending): Seven Board members were present either online or in person at the community office. Quorum established.
- Board members not in attendance: (Excused absences) Ryan S, Sam S, Meredith C.
- Members in Attendance: 11 homeowners were present either online or in person at the community office.
- Haven Management and Staff in Attendance: Heidi S. was absent and Paul F. was present to represent Big Elk Meadows staff.
- Notification that this meeting is being recorded only for the purposes of assisting with verifying minutes and will then be deleted.
- First motion by Ken B. and second motion by Pat S. that we resolve to amend our Bylaws to adopt Robert's Rules for Board Meeting voting and tabulation of majority and that we use Robert's Rules counting method beginning tonight with detail markup of our Bylaws document for final approval of edits next meeting (Oct). 1 Nay vote, 6 Aye votes – the motion passed.
- Approval of the Agenda for this meeting: First motion by Christa I. and second motion by Paul M. to approve the Agenda. Discussion – Request to move Fire Wise to be first during Member Communication. All vote Aye to approve September 2023 agenda with changes.
- Executive Session requested by Paul C. for the discussion of Contracts and Personnel Issues.
- Approval of July 2023 Meeting Minutes – First motion by Pat S. and second motion by Ken B. to approve, - Discussion – All vote in favor. July 2023 meeting minutes approved.
- Approval of August 2023 Meeting Minutes – First motion by Paul M., and second motion by Ken B. to approve as amended - Discussion – changes made. Pat S. abstains as he was on excused leave, all the rest vote in favor as amended. August 2023 meeting minutes approved.



Member Communication (Requires member sign-in and topic) – 11 homeowners were present either in person or online. Topics of conversation included but were not limited to, Fire Wise Work day 9/23 at 8:30 AM, many complaints about invoicing problems from Haven, lack of communication, posting of previous meeting minutes, progress on HOA taxes, gate problems: damage/some repairs/problems with proximity switch/more repairs needed, No Trespassing signs hiring of Office Administrator, abandoned boat on Willow needs to be removed. Question re: are aerators working? Curt L. has been paying for the electricity for an aerator but payment restructure needed. Clarification of a Communication plan requested.

- Dave E. dropped off the call at 7:34 pm. Quorum still in effect.

Ops Report

- Discussion re: the sand shed needs painting. We obtained one quote and Haven obtained one quote for painting the entire exterior. We have been waiting for five weeks for Haven to get a third quote but still don't have that. Discussion that the painting season is quickly ending and the VFD was very happy with the quality of work by the vendor that painted the Fire Station.
- First motion by Ken B. and second motion by Paul M, that we go with the same vendor that painted the Fire Station not to exceed \$8625 subject to using leftover paint from Fire Station and matching that color. All in favor – motion passes.
- Report on the tennis court – per Ken B all the cracks in the cover material have been repaired.
- Discussion on the need for a new sand spreader. Paul C obtained 6 quotes. Pat's numerous questions in email to Paul were answered satisfactorily. First motion by Pat S., second motion by Ken B. to purchase the Fischer Tempest 2.2 CU YD Spreader from Kois Brothers for the amount of \$8427 in time for the upcoming plow season. All in favor – motion passes.
- Cell phones needed for the two Operations staff. First motion by Pat S. and second motion by Paul M. that we purchase two cell phones not to exceed \$1,000 each provided the Board be apprised about any subscription cost, if any. Discussion. All vote Aye - motion passes.

Long Term Planning Committee/Curt L. – no meeting held in August. CE update given on County staff reconsidering our consultants valuation. Forest Service ready to submit permit – invoice sent in.

ARC Committee:

Big Elk Meadows Association
Mailing: 29 Willow Drive, Lyons, Colorado 80540
303-835-7557 Admin@bigelkmeadows.org



- First motion by Kirk M. and second motion by Pat S. to accept the ARC Request for 632 Aspen – to change type of siding & color. Discussion -All in favor. Motion passes.
- 244 Aspen new request for a detached 1 car garage w/ work room & bathroom above. Discussion. First motion by Pat S. and second motion by Ken B. to table the discussion until more details can be determined. All in favor – motion passes.
- Kirk has a request which he believes is not an ARC matter for possible driveway easement on BEM lot on Aspen. Kirk to investigate further.

Meredith C. joined the meeting around 8:15 pm

Governance update:

- First motion by Ken B. and second motion by Paul C establish an Ad Hoc Short Term Rental (STR) Committee to review the resolution and develop recommendations to the board. Discussion All in favor. Motion passes.
- First motion by Pat S. and second motion by Christa I. that Ken B. be the Chair of the new Ad Hoc Committee and the following people be on the committee: Tori Devore, Dave Alvarado, Cori Jacobsen, Meredith Campie, Paul Flanagan (as a Member, not an employee), and Paul McDaniel. Discussion...All in favor – motion passes.

Lake Health update by Paul M. – there have been attacks of blue green algae which have been treated. There are two broken pumps and they are being repaired.

Water Rights – update by Pat S BEM will not owe to the river for September thereby keeping lakes full and request in for October for same.

New Business

- First motion by Paul C. and second motion by Paul M. that due to the many problems the Ross family has had trying to repair their water lines and their good communications with board members that BEM forgive their water bill by 50%. Discussion One Nay, all the rest vote in favor. Motion passes.
- The VFD says that there is a donor of two Conex storage containers. First motion by Pat S. and second motion by Paul M. that the VFD be allowed to have the two Conex shipping containers be delivered to Big Elk at no cost to BEMA, the locations be approved by with Ops/Common Area and the colors to be painted be approved by the ARC committee. Discussion. All vote in favor. Motion passes.

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- 8:35 pm First motion by Paul M. and second motion by Pat S. to adjourn the meeting. All in favor.
- Next Board meeting is on Wednesday October 11 at 7:00 PM online and at the Big Elk Office.
- 5 min Break
- 8:42 pm Executive session to discuss Contracts and Personnel issues – Seven Directors attending – Quorum established.
- First motion by Paul C and second motion by Paul M. to hire Carissa Dunlap as Office Administrator. Discussion. 2 Nays, 5 vote Aye. Motion passes.
- Pat S. left at 9:07 due to sinus infection and his concern contract matter was not ready to discuss.
- Executive session ended approximately at 9:45 pm.