



**Big Elk Meadows Association
Wednesday October 11 6:00 PM
Board of Directors Meeting Minutes**

Virtual Meeting: <https://meet.google.com/qtc-jzxi-ost> Or dial: (US) +1 224-908-0647 PIN: 854 451 223#

Board went into executive session from 6pm to 7pm to discuss legal and contract matters.

Call to Order by President

- Quorum verification – (Board members attending): All Board members were present either online or in person at the community office, Director Campie joined at 8pm. Quorum established.
- Members in Attendance: 24 homeowners were present either online or in person.
- Haven Management and Staff in Attendance: Heidi S. was absent and Paul F. was present to represent Big Elk Meadows staff.
- Motion to approve agenda made by Christa I., seconded by Sam S. Discussion - Moving Member Communication to 8:15pm. Motion passed with one against all others in favor.
- Motion to approve September minutes made by Sam S., seconded by Paul M. Motion passed with one against and all others in favor.
- Discussion regarding a lack of Treasurer's Report.

Haven Status and Management Company RFP

- Motion made by Christa I., seconded by Paul M., to send the membership a draft for a request for proposal for review for 48 hours and if no major concerns are identified then to send it to potential vendors. Discussion included limiting the services in the proposal to only financial services, how much time should be given for review before sending to vendors, and whether the vote should be taken via email. Motion passed with three against, all others in favor.

Communications Plan

- Motion made regarding how and when communications are sent to the members but was withdrawn before a vote was taken.

FireWise

- Next FireWise workday will be on October 21st. Then we will begin again next Spring.



Operations Report

- Garage door remotes do not work very well with the entrance gate. Work was recently done to try and fix this, testing will be done. Members can call or email the office to have a code programmed for their use. A request was also made to remove the signs and remove the temporary code.
- Tennis courts have shown signs of cracking.

Member Communications – Topics brought before the Board during member communications included (but were not limited to): arrangements for staff turnover, entrance gate costs, what financial services will be included in the RFP for a new management company, water treatment reports needing to be completed on time, discrepancies between what information is posted to social media and that communicated by the Board, requesting status of incident reports, where can the budget be found, can meetings be recorded and disseminated to the members, road conditions and, a need for maintaining backup financial records with the Haven transition. Members strongly expressed disappointment with the Board on their transparency.

Financial Reports and Ad Hoc Accounting Committee Report

- Work continues by the committee and Board to complete tax filings for previous years.
- Motion made by Pat S., seconded by Meredith C., that the Board authorize the President to sign the BEWA federal and state tax returns for 2014. Discussion included what years to authorize and that an update can hopefully be given by the middle of November by committee. Motion passed with all in favor.

Long Term Planning Committee Report

- Work continues on issues such as potential lot expansion, conservation easement and reserves. A reminder was made that the conservation easement is not a sale of property.
- Motion made by Ryan S., seconded by Christa I., to make Kirk M. and Curt L. co-chairs of the Long Term Planning Committee. Motion passed with all in favor.
- Motion made by Ryan S., seconded by Christa I., to make the members of the Long Term Planning Committee as follows: Bobby C., Melinda T., Christa I., Kathy F., Paul F., Dan W., and Ken B. Motion passed with all in favor.



Governance Report

- The ad hoc short-term rentals committee is working on drafting and reviewing a policy for short-term rentals.

Lake Health and Fish Habitat Committee Report

- Repairs will be made to aerators that have failed recently.

Water Rights Report

- Work continues between the Board and staff to update and modernize our water rights operational procedures. Expected completion is within a month.

Social Committee Report

- Event coming up on October 14th at 1pm with Bobby Heistercamp presenting on the history of the Meadows.

New/Old Business

- Motion made by Christa I., seconded by Ryan S., to form an ad hoc communications committee to create a plan and schedule and recommendations for changes to the policy which will be sent to Membership prior to vote. Motion passed with all in favor.
- Motion made by Christa I., seconded by Ken B., to make Christa I. the chair of the ad hoc communications committee. Motion passed with all in favor.
- Motion made by Meredith C., seconded by Ryan S., for homeowners manuals and Board packets (without personally identifiable information) to be emailed to new members in lieu of printed copies. Motion passed with all in favor.

Motion by Christa I., seconded by Ryan S., to adjourn the meeting at 9:53 pm.

Next Board meeting will be November 8th at 6pm.