



**Big Elk Meadows Association
Wednesday December 13 6:00 PM
Board of Directors Meeting Minutes**

Call to Order by President

- Quorum verification: All Board members except Ryan S. and Sam S.(excused absences)
- Members in attendance: (the count of members present was not kept during the meeting)
- Haven management and staff in attendance: Heidi S. from Haven and Carissa D. and Paul F. were in attendance to represent Big Elk Meadows staff.
- Motion to approve the agenda for this meeting by Christa I. as amended and seconded by Kirk M. Motion carried.
- November minutes will be amended and an email vote will be taken.
- Motion to approve the November 29 Special Meeting Minutes as amended by Christa I. seconded by Pat S. Motion carried.

Member Communications

- Topics brought before the Board during member communications included (but were not limited to): feelings of lack of transparency, not seeing changes voted on by the Board in publicly accessible versions of the Bylaws, and the need for more communication from the Board.

Haven Status and Financial Services Update

- Discussion of each individual Board member's opinions regarding the Haven transition.

Motion to discontinue working with Haven was made by Paul C. and seconded by Christa I. Directors Meredith C., Pat S., and David E. left the meeting before a vote was taken.

- Progress has been made toward producing a pro forma.
- Work continues between the BEM Board, committee and Staff with Haven on a transition plan.
- We expect a bid from Haven for a financial services only contract.

Water Bills

- Charges have to be entered into Haven's system before they can be billed. Homeowners might see the charges in the system before receiving a bill in the mail.
- Water bills will be mailed presently.

Meeting adjourned at 8:05 pm.

Next Board meeting will be virtual-only on January 10th, 2024.