

Elkstone Owners Association, Inc
ANNUAL MEMBERS MEETING
December 9, 2015 - 1 p.m. M.T.
DRAFT

Meeting called to order at 1:19 p.m. M.T.

Nicole Pieterse was asked to moderate the meeting

Member Roll Call

Lee Hooper for Sterling Capital, LLC
Elizabeth Barth
Wesley Link
Paul Oupadia
Steve Wagner
Rick Young & Bonnie Beamer (proxy to Dan Dockray)
Link Melley and John Melley (proxy to Elizabeth Barth)

Others present

Nicole Pieterse, legal counsel
Dan Dockray, property manager

Nicole Pieterse determined a quorum was present (with 14 units represented) at the meeting.

Approval of the December 10, 2014 minutes: Steve Wagner made a motion to approve the minutes, Lee Hooper seconded and the motion passed unanimously.

Election of the Board of Directors: Paul Oupadia made a motion that the current board members continue; Lee Hooper seconded and the motion passed unanimously.

Ratification of the 2016 EOA board approved budget: Nicole Pieterse asked for any motions to veto the three budgets. GCE no motions; TH no quorum; E21 no motions. The 2016 board approved budget was ratified.

Manager's report:

Accomplishments

Snowmelted road is huge upgrade which was a two year process

For 2016:

Entry road - asked San Juan to upgrade landscaping
Tree removal
Stain outside of townhomes, stain townhome decks
Discussion of dog waste receptacle within the GCE
Discussion of Direct TV installation at E21
Screw tightening on the roof of E21
Stucco repairs at E21

Discussion of E21 hot tub - look and care in the common area
Ski rack - extra capacity at E21
Boot heater to go under the benches in ski area at E21
Gutter work at E21

For 2017:

Reseal all decks at E21
Reseal all concrete at E21
Lee Hooper asked about security cameras - upgraded and better system

New/Old Business:

Discussion of the request from Trails Edge HOA for an easement to put a trailer on unit 1 of lot 600B.

Member meeting adjourned at 2:07 p.m. M.T.: Dan Dockray via proxy (on behalf of Rick Young and Bonnie Beamer) made a motion to adjourn and Elizabeth Barth seconded.

Directors meeting convened at 2:08 p.m. M.T.

Elections of officers: Lee Hooper made a motion to elect the following officers:

Lee Hooper-President
Elizabeth Barth, Vice President and Treasurer
Dan Dockray, Vice President
Wesley Link, Secretary.

Wesley Link seconded and the motion passed unanimously.

Discussion of construction license: Trails Edge HOA requested permission to drive over a portion of Lot 600A in order to put a on lot 600BR-1 for construction on lot 600BR-2. The board directed Nicole Pieterse to prepare a construction license agreement to allow such use, and to condition such agreement on Trails Edge HOA providing written authorization to tow vehicles from EOA's ski easement area at the end of Trails Edge lane.

Approval of the March 27, 2015 and the September 21, 2015 meeting minutes: Elizabeth Barth made a motion to approve these minutes. Wesley Link seconded and the motion passed unanimously.

Discussion of Pet Policy moratorium: Nicole Pieterse suggested a more relaxed language be added to the policy rather than a moratorium or rescission. Lee Hooper moved to adopt the revised pet policy as proposed. Wesley Link seconded, and the motion passed unanimously.

Discussion of accounting change: Lee Hooper made a motion to move all bookkeeping responsibility, including but not limited to dues receipt and deposit, disbursements, and financial reporting, from Sweetbooks, LLC to the Treasurer of the EOA, who will perform these services on a volunteer basis. Wesley Link seconded, and the motion passed unanimously.

Directors meeting adjourned at 2:55 p.m. M.T.

Draft minutes submitted by Elizabeth Barth

The foregoing minutes of the December 9, 2015 Elkstone Owners' Association Annual Meeting of the Members were APPROVED the ____ day of _____, 2016.

ATTEST:

Wesley Link, Secretary