

## **Executive Summary – Elk Ridge Board of Directors Work Session**

June 17, 2023, 9:00am

On June 17, 2023, the Elk Ridge Board of Directors met to discuss several issues. Present were John Baney, president; Charley Griffin, Vice President; Joy Bryant, at large Board Member and HOA Bookkeeper; and Charlie DeJoseph, secretary.

1) Joy showed a letter from the Town indicating our HOA was required to have a back-flow preventer test performed, and she wanted to know the status. John said that Ertl Mechanical is authorized by the Town to perform that test and we are already on their list. Should be completed soon.

2) CJM Services submitted a bid to replace the ageing fencing along the back of Units 51-56. The quote included removing the old fence, installing new fencing closer to the wall along Brodie, to match the look of the fencing behind Units 41-44. Install 2"-4" cobbles, again to match the look between Units 41-44, and move the sprinklers closer to the new fence location for better coverage. The Board judged the price as reasonable, and the bid was accepted.

3) John presented a group of Landscape and Maintenance Request forms to the Board for approval. Most of the work was at the owner's expense so all the requests were approved. The only issue involved new plant choices that some of the homeowner made. The "Approved Plant" list has not been updated since the fire mitigation issue was addressed. Some of the plants selected by the homeowners may not be suitable now. John agreed to discuss these issues with the relevant homeowners. It was also agreed that the "Approved Plant" list needs to be updated. John agreed that he would tackle that job.

4) Repair of the fence between Unit 1 and Mountain Fairways was addressed. The fence is in very bad shape and has become an eyesore. It is not clear which HOA owns the fence. Charley Griffin agreed to meet with Mountain Fairways and discuss what can be done about the fence.

5) Gutter Guards are being installed. They have already been installed on some of the units, especially along the golf course. It was noted that, while these stop leaves from clogging the downspouts (a good thing), they reduce the flow of water into the gutters (not so good). Many owners have noticed that during heavy rain, the water will spill over the edge of the gutter. We need to alert the homeowners that this situation may arise during heavy rain. Charlie DeJoseph agreed to send out a notification on this.

6) The Annual Meeting was scheduled for August 12, 2023, at the Estes Valley Community Center. The meeting time will be determined when the meeting room is rented, and a notification will be sent out. We are hoping for 10:00am if a room can be secured at that time.

7) Charley Griffin is going to form an Insurance Committee to address future insurance concerns. With the wildfire situation in Colorado and the recent announcement by State Farm and Allstate

that they would not insure additional home in California and Colorado, the insurance issue is not expected to go away.

The meeting adjourned at 11:00am.

Respectfully submitted,  
Charlie DeJoseph  
Secretary, Elk Ridge Homeowners' Association