

Board Meeting Minutes Elk Creek Highland POA - February 5, 2025

In attendance: Lee Nilestueun, Roxane White via Zoom, Cliff Barrett, Geoff Whitlow, Audrey Krebs and Glen Kruse

An attachment to the minutes will show the people in attendance at the meeting not on the board.

Meeting was called to order by Cliff Barrett

Motion to approve the agenda was made by Cliff and 2nd by Geoff. Motion passed

Motion to approve the January minutes was made by Lee and 2nd by Geoff. Minutes passed

The review of the inspection report was discussed however Lorris could not attend and present.

Reports:

President - Cliff

Cliff told the board that he was resigning due to health issues. Roxanne accepted Cliff's resignation and 2nd by Geoff. The board thanked Cliff said how grateful they were for Cliff's service. Vice-Chair Geoff will run the meeting next month.

Cliff gave an update on the corral - 2 corrals are down and there are 7 horses.

Cliff updated the board on the pond and the fishing event. The board needs to cancel the fishing event due to the warm weather.

Vice-President Geoff

Geoff gave an update on the bulletin boards. He found four boards that are lockable for \$90. Audrey made a motion to purchase the boards and motion 2nd by Cliff. Motion approved.

Geoff gave an update on the electrical repairs downstairs and the Furnace. He said the furnace needs inspecting however it was cleaned. There is moisture and mold in the basement. The electrical needs work. Outside the corral electrical only needed a cover. The GFIs are not working however that is due to the frozen ground.

Thank you to our volunteer Erik Nilestueun the four grills were removed and 3 were disposed of. There was discussion regarding the deck. It was discussed that it was not salvable. It will need to be removed. There was further discussion that a set of stairs were needed with wheelchair access. Someone outside of the board asked if the center had a occupancy certificate and Geoff said he will call the fire department for an inspection.

Treasurer - Roxanne

Number of paid POA members - 56

January Financial - \$ 19,625 is in the account. \$10,000 is restricted \$9,625 is discretionary

Anticipate setting aside \$3,000 for repairs and \$1,250 to pay taxes.

New Business: Discussed Bylaws and covenants. Discussion ensued with several homeowners in attendance. People wanted clarification for the board's actions stating \$100 a year POA dues are mandatory. Audrey made a motion to host a public meeting to discuss the bylaws and covenants, 2nd by Geoff motion carried. It was stated that a homeowner was contacting an attorney and thought the board may want to retain an attorney as well. Roxanne made the motion to look into possibly retaining an attorney 2nd by Cliff. Motion approved.

Cliff made the motion to adjourn 2nd by Lee motion approved.