

Elk Creek Highlands POA Meeting Minutes

2/4/26

Board members attending meeting - Geoff Whitlow, Glen Kruse, Laurie Milim, Nancy & David via phone, Cliff & Erin

We have quorum & minutes are approved from last month.

1. Real estate taxes haven't been received in mail yet by anyone.
2. 40 members have paid dues .
3. David will file our taxes with \$50 fee.
4. Citywide checks are still valid.
5. 6 horses in corral & vet certificate has been received.
6. Website - Geoff wrote check for \$265. for domain & it covers 5 years. He paid himself back with PayPal.
7. Budget - allocated some expense to horse corral. There is a \$5500 budget excess. Will be voted on via email.
8. Nancy & David worked on the Google site.
9. David adjusted the Year End Transaction Summary with reserves including Board established of \$5000. Building repairs of \$7500. Corral of \$1500. Total of \$14,000. Additional fund available for use of \$6800. Some expenses were allocated to the corral including 14% of insurance & real estate taxes. 34% of natural gas & electricity. David to email update summary to Board.
10. David spoke to Courtney about maintenance records and any improvements that have been done. Geoff said inspector approved the roof. Geoff will ask Roxanne if she has a copy. Furnace was inspected 2 years ago. There is an exposed junction box - only thing on electrical report.
11. Courtney will send current policy.
12. Geoff will be gone in April. We'll move meeting until he gets back - approx. 3rd Wed. Of the month.
13. Cliff had questions regarding fishing passes. We'll use old passes. He'll handle the fishing .There's ice fishing if anyone is interested.

14. Water - may be diverted from pond? Erin has a friend will a drone & will check into it.

15. We need escape stairs & this is approximately \$5800, will get additional estimates.

Meeting adjourned.