

## Minutes - Elk Creek POA - January 8, 2025

Call To Order: Geoff Whitlow, Vice Chair

Roll Call: Lee Nilestueun, Roxane White, Geoff Whitlow

Approve Minutes for December were approved via e-mail

### Reports:

Corral Update - Lee gave an update. The barn blew down and 1 stall was completely destroyed. The board discussed the rebuild. Pat, Jeff and Eric volunteered to rebuild the stall. It is estimated it will cost \$1,500 to rebuild.

Pond Update - Discussion of the pond and how critical it is to keep the water available if there was a fire.

Treasurers Update - 2024 and December Expenses were reviewed. POA dues are coming in. A discussion ensued regarding liens vs special assessment if POA doesn't receive dues necessary to pay taxes, pond maintenance and POA property maintenance.

Roxy filed the Federal 990 tax forms.

Via email the board approved the past due POA dues letter for printing in March.

Discussion regarding building maintenance and the need to repair the deck and furnace. Roxie made a motion to spend \$500 to repair the furnace, 2nd by Lee motion approved.

New Business : Roxy motioned to amend agenda, 2nd by Geoff. Motion approved.

Roxy motioned to approve the election of officers, 2nd by Lee. Board approved the officers for 2025.

Cliff Barret, President; Geoff Whitlow, Vice President; Audrey Krebs, Secretary; Roxane White, Treasurer; Lee Nilestueun and Glen Kruse, Directors.

### Discussed Building Assessment and Report:

The deck is dangerous and needs to be totally rebuilt. Eric offered to take the grills off the deck. Eric may dispose of the one grill that doesn't work. Audrey made a motion not to allow anyone to use the deck, 2nd by Geoff, board approved. Geoff volunteered to fix the electrical unit.

The board is asking a representative from Aspire to come to the February meeting to review the report.

Corral has a balance of \$4,229. Roxy reminded the board that \$3,000 needed to be saved for taxes and insurance. The corral needs to be repaired. Roxy motioned to provide \$1,000 for corral repair, 2nd by Lee, motion approved.

Discussion of POA stall contracts.. Lee made a motion to provide the contracts to the owners, Audrey 2nd motion approved.

Discussion of the bylaws. Covenant needs to be redone or possibly discarded. It is not in alignment with Park county rules.

The board is sending Crystal a thank you note for all the years of service, organization and support she provided to the POA.

Geoff made a motion to adjourn, 2nd by Roxy motion carried.