

Elkhorn Ridge Owners' Association Board of Directors Meeting

Tuesday, January 14, 2025

4 p.m.

Meeting URL: <https://anymeeting.com/lduelrqpmlqoqp>

Optional Dial-In Number: 206-331-4836

PIN: 612-4753#

Directors Present: Lauren Baker, Kevin McKechnie, Dave Gove, Kevin Doiron, and Shawn Bratcher

Others Present: Scott Bower, and Kim Sperlin – CAMCO

Call to Order

The meeting was called to order at 4:03 p.m.

Owner Comments

Any lot owner may address the Board on any Association related topic not included as an Agenda item below

No comments were made.

Approval of Minutes

October 22, 2024 Board of Directors meeting

October 22, 2024 annual membership meeting

Kevin Doiron moved to accept all minutes as presented. Lauren Baker seconded, and the motion carried 4-0. Dave Gove abstained.

Financial Reports

Review November 2024 financials

Kim presented the November financials for the Board to review, noting a mostly balanced profit and loss report. Kim will send certified notices of delinquency to all owners delinquent more than one quarter.

Maintenance Reports – Common Area

Monument signs & easements

Kim reported that the easement for lot 66 is getting signed this evening. Once received, a notarized signature of the President will be needed. Then it will be filed for recording with the County. Once recorded, the Board can move forward with the monument signs. Kim will have an updated estimate for the next meeting.

Firewise

Kim provided the minutes from the last Glenshire Firewise Committee meeting. The group is pursuing grants for defensible space work throughout the Glenshire Firewise areas. If approved, each group will be responsible for a certain share amount for their respective common areas. There are no concrete numbers at this time.

Revenue neutrality – review & approve estimates

Kim provided an estimate from SNC for the valve requirements requested by the Town. This is an additional estimate since the Board already approved the crack fill and type 2 seal work with SNC. Dave moved to approve the estimate for the work to be done at the same time as the asphalt work. Kevin Doiron seconded, and the motion carried unanimously. All work is set to take place after winter.

Architectural Review Committee

Report

Kim provided a brief report, noting 4 homes under construction. She added that one project had variances approved after being reviewed by a committee member and a Board member. The other committee member recused themselves since they were submitting for the variances.

Guidelines updates

The ARC provided a redlined draft update to the guidelines for the Board's review. The Board will continue review via email and send the final draft to the membership for comment before the next Board meeting.

Appoint members

No additional members have volunteered to serve on the committee. Dave inquired if the Board was interested in replacing Jack Bridge, the previous ARC consultant. The Board discussed and agreed to approach this topic again if any issues arise with the current volunteers. Kevin Doiron will also get input from the committee on the option.

Old Business

CC&R Amendments & appoint CC&R committee members

No members volunteered for the CC&R committee and no action was taken on amendments. The Board will work on updating the Architectural Guidelines first.

Website

After the previous meeting, Kevin Doiron recommended an HOA site for consideration. The company provided a 30-day free trial period, so Kim started a general setup of the website for the Board's consideration. Kevin Doiron will be added as an administrator to the website to further play around with it and determine if it's the right setup for the HOA. He will also investigate any other options if needed.

New Business

No new business was discussed.

Set Date for Next Meeting

The next meeting was scheduled for Wednesday, April 9, at 4 p.m. via video/telephone conference with an in-person option at the CAMCO office.

Adjournment

There being no further business the meeting was adjourned at 4:52 p.m.

Executive Session

No executive session was held.

Prepared by,

Kimberly Sperlin
Property Manager