

ELFHOA Board Meeting 11/12/24

Present: Rex Emenegger, Tom Hamilton, Eric Sibelius, Wendy Ludgewart, Marsha Moreland
Also present: Paul Maddex (301 Pioneer Circle), JD Duran (120 Sundance Circle)

Meeting called to order at 5:05 pm at 220 Pioneer Circle
The minutes of the October meeting were approved as redlined.

Nominating committee: It was decided to leave the nominating committee as proposed in October: Wendy, Tom and Marsha. The board approved the draft of the self-nomination form Wendy sent. Marsha will send out the nominating packet.

Website development: Wendy has reached out to Jim Batchelder and a couple of other web designers and is in the process of gathering information and will have it ready for the next board meeting.

Board of Directors vacancy: JD Duran has expressed an interest in filling the vacant seat. A motion was made and passed to appoint him. His selection will be ratified at the annual meeting.

Annual budget: There was discussion about raising the annual HOA dues 10% to \$132 as allowed in the CCR's. The annual dues were lowered in 2013 from \$128 to \$120. The discussion on raising the dues was tabled.- A motion was passed to procuring an ATV for the irrigation manager (and for weed mitigation). Preliminary budget amount is \$ 5,000

House Bill 24-1007 (Residential occupancy limits) There was discussion about the bill that passed earlier this year whether the HOA can more restrictively define a single-family residence. Discussion was tabled.

Rules and regulations: The review and modification of the HOA Rules and Regulations was completed. Wendy will document and send out the final changes so that Marsha can distribute them to the membership.

Fire Evacuation:-Wendy had a discussion with a rep at the Upper Pine River Fire Department re evacuation/fire remediation for the neighborhood. They would be more than happy to address the membership at the annual meeting.

Pioneer Ditch Company. It was also agreed to add discussion of our current settlement agreement with the Pioneer Ditch Company regarding the maintenance of the ditch within the subdivision to the annual meeting agenda.

The next board meeting will be on January 14, 2025.