

ELK RIDGE HEIGHTS HOA
Board of Directors
Minutes of the Board Meeting

Minutes of the Board of Directors meeting held on November 20, 2023.

CALL TO ORDER AND ROLL CALL

Meeting was called to order at 3:30pm. Present: Jeff Grimes, Karina Rudmann, Brandon Arther, Natasha Porter, Lauri Liptac, Bill Butler, Nathan Perri.

MINUTES OF THE PRIOR BOARD MEETING

The minutes of the October 12, 2023 executive board meeting to approve the 2024 budget were posted on the community portal prior to the annual meeting.

PRIOR BUSINESS

1. **Financial summary** – As of October 30, 2023 the balance of each account was as follows:

Operating Account	\$76,931.42
Reserve Account	\$174,636.66
Savings Account	\$24,692.77
Total	\$276,260.85

There was one reportable delinquency at October month end for a total of \$559.42. Year-to-date expenses were \$96,683.40, which is \$4,500.85 below the budget estimate.

2. **CC&R compliance** – WEB Properties asked the Board for guidance on front lawn landscaping on two lots and will provide the ARC request previously submitted for the Board to review. WEB Properties will also provide a sample document for the Board to develop additional landscaping and maintenance policy guidelines for the next season.
3. **Geotech assessment** – ALLWEST has finished the analysis of soil samples and a report has just been received. It will be reviewed at the next meeting.
4. **Pond winterization** – has been completed.
5. **Front entrance culvert repair** – The repairs were completed previously. WEB Properties received a bid for \$2,413 to install grates to enclose the culvert for safety, which the Board approved.
6. **Gate software replacement** – We have received several bids and they are being reviewed. A follow up with vendors to answer questions will be scheduled in the next 30 days. The Board discussed a communication plan to prepare the community for transition.
7. **Annual meeting** – The annual membership meeting was held via Zoom on November 8, 2023. The Board reviewed items from the open forum discussion and identified necessary follow-up.

- 8. Reserve study** – We have just received a preliminary report, which will require an in-depth review, after which a meeting will be scheduled with the vendor to answer questions. The Board is targeting to complete the study in early part of 2024.

NEW BUSINESS

- 1. Using sand for winter road traction** – A homeowner has asked the Board to reconsider sanding of select areas of our streets that present most challenges. Jeff Grimes, who had prior knowledge of the issue, explained that sand was used a few years ago and was found both ineffective and an extreme nuisance for the majority of the homeowners. While providing initial traction, sand got quickly covered by new snow and melt-offs, creating a solid ice sheet and rendering any deicing ineffective. When eventually melted, the sand was messy and caused a lot of problems.

Liquid deicing is the current industry standard for winter road maintenance in residential neighborhoods such as ours, especially when applied proactively. Used in combination with granular deicing during extremely cold temperatures, it is most effective in keeping the roads clear. The vendor has been asked to apply extra deicing in areas of concern.

MEETING CLOSING

The next meeting of the Board will be scheduled after the initial review of questions with the gate software vendors. The meeting was adjourned at 5:15 pm.

These minutes were approved by an email vote of the Board of Directors on November 22, 2023.



11/22/2023