

Three Elk Run HOA Annual Meeting
October 18, 2012

The meeting was held at the home of Amy and Richie Luetke on October 18, 2012.
In attendance were:

- *Amy Luetke
- *Shauna Ross and Bruce Lyons
- *Dean Cross
- *Sherry Whitaker
- *Bill Gibson and Chris Manual
- *Kathy Kopf and Edgar Davison
- *Justin Wareham
- *Tony May
- *Landon and Liane Anderson

OLD BUSINESS

Fire Mitigation

An item of concern was whether or not our subdivision is in need of additional fire mitigation. Bill Gibson has offered to contact Burning Mountain Fire to get an opinion and see if they will also test the neighborhood fire hydrants. Additionally, he will ask if the water can be used to clean out culverts.

Road Maintenance

Homeowners agreed that the most recent road maintenance work was done well and have agreed to have the same company be contacted for a bid to maintain the road in April or May of 2013. It was decided that dragging and road maintenance work will be performed by hired contractors.

Past Due HOA Dues

Dues have not been received from the owners of Lot 13 in excess of three years. The overdue amount has reached \$2,200. It was decided that steps will be taken to file a lien on the property. Amy Luetke will research the process of how to proceed with this, while Sherry Whitaker will look through past HOA notes and minutes to confirm whether or not a penalty was previously decided regarding past due accounts.

TREASURERS REPORT

Treasurer, Sherry Whitaker, reported that the HOA currently has \$10,193.24 in its Alpine Bank checking account. Currently, we have \$1,600 in outstanding dues for the 3rd/4th quarter of 2012 and overdue dues of \$2,200.

NEW BUSINESS

Future Road Maintenance

*It was decided that the implementation of the road committee, consisting of Richie Luetke and Jim Hancock, was working well. The committee has the authority to set up road maintenance work in the spring with a budget not to exceed \$8500 before needing a vote to proceed.

*An additional item of concern was the high volume of traffic accessing the adjoining neighborhood and causing a more rapid decline in the quality of the lower road. Justin Wareham offered to talk with Richard Sorensen about possible solutions to reducing the amount of traffic using this section of the road.

Wildlife Alert

There has been evidence of bears and mountain lions in the vicinity. Homeowners would like to be notified if further sightings or evidence is witnessed. Please let Amy Luetke know if you become aware of any of this wildlife activity in the subdivision. She will pass the information on to all homeowners via e-mail.

Fire Danger

Clearly, we live in a wooded area with an increased risk of forest fire. Discussion was centered around ways to keep our properties and homes safe. Justin Wareham offered to gather information on foam trucks that could possibly spray down houses.

Election of Officers

New officers were unanimously elected and include:

*President – Tony May

*Vice-President – Amy Luetke

*Secretary/Treasurer – Liane Anderson

By-Laws

It was pointed out that the subdivision's by-laws expire in 2015.

