

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

Minutes of the Board of Directors meeting held at 7:18 pm on March 25, 2021 via Zoom.
Board members present: Karina Rudmann, Brandon Arthur, Don Condon, Jeff Grimes.

PRIOR BUSINESS

A. The dead moose removal –

Board was presented with photo evidence of where the dead animal was prior to removal and interviews with neighbors. Homeowner claims it died in the street blocking his driveway however did not have photos. Neighbors contacted by HOAagent did not see it in the road, only in the homeowner's front yard where it was found prior to removal.

Board voted that HOA will not reimburse for removal of the animal unless visual proof is shown or a neighbor not living at the same residence corroborates the animal's original place of death.

Karina Rudmann will inform HOAagent of the decision and HOAagent will contact the homeowner.

B. Gates Update –

Brandon Arthur has been in contact nearly daily with Rick at Ornamental Gate. The back gate arms are bent and likely to give out any day. There also is a broken gate operator cap. The front gate circuit board has water damage and will likely stop working soon. HOA now has access to the software to manage the times to open/close the front gate. Back gates have to be done manually unless we get an updated keypad. Rick had recommended a new software that will allow improved access and control of the gate management.

Quotes:

Back gate replace arms: \$1820

Broken gate operator cap: \$75.94

Front gate circuit board fix: \$1290

Back gate upgrade keypad and new software: \$4860

Cost for upgraded software service annually: \$173

Board agreed unanimously to approve all of the above repairs and upgrades due to the critical condition of the gates. Brandon Arthur will contact Ornamental Gate and HOAagent to start the repairs.

NEW BUSINESS

A. Copper River Lot drainage –

Board agrees we need someone with knowledge on drainage to evaluate the lot in question with the land owner. Board requests that they submit a plan for landscaping and building to the ARC. Jeff Grimes will call HOAagent to start the process.

The meeting was adjourned at 8:27 pm.

These minutes were approved by the Board of Directors on May 13, 2021.



Natasha Porter, Secretary

5/13/2021

Date