

GRAND ELK OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING AGENDA
Monday, November 24, 2025, 10:00 a.m. or Immediately Following GEM Meeting
Join Zoom Meeting
<https://us02web.zoom.us/j/88281675414?pwd=kFnPDImubxMndP6tXzPZbea81oQ0Cj.1>
Meeting ID: 882 8167 5414
Passcode: 656234

- I. Call to Order:
- II. Approval of Prior Meeting Minutes:
 - a. August 28, 2025 Board of Directors Meeting
- III. Board Actions Without Meeting:
 - a. None
- IV. Financial Review:
 - a. September 2025 Financials
 - b. 2026 Budget
- V. HOA Manager Update:
- VI. Matters for Board Review, Information or Decision:
 - a. Old Business
 - i. Community Investment Fee (CIF) – Implementation on Owner Builds
 - ii. Elk Track Request – Transferring Road Ownership
 - iii. Eagle Ridge Mailboxes Update
 - iv. New Street Light Posts
 1. Lighting
 2. Signage
 - b. New Business
 - i. Owner Build Process
 - ii. Schedule Budget Meeting for Membership
 - iii. Reserve Investment Activity
 - iv. New Bank Account Resolution
- VII. Committees:
 - a. Design Review Board (DRB), Nick Miller
 - i. DRB Guidelines Update
 - ii. DRB Fee Modifications
 - b. Strategic Planning
 - c. Social Committee
 - d. Short Term Rentals
- VIII. Owner Forum:
- IX. Confirm Next Board of Directors Meeting:
- X. Adjournment: